

**SCRIVENER'S AFFIDAVIT**

**STATE OF ALABAMA,  
JEFFERSON COUNTY.**

Before me, the undersigned authority, a Notary Public in and for said County in said State, personally appeared JUL ANN McLEOD, whose name is signed to this Affidavit and who is known to me, and who being by me first duly sworn deposes and says as follows:

My name is Jul Ann McLeod, and I am a practicing attorney in the City of Hoover, Jefferson County, Alabama.

On or about March 8, 2023, our firm prepared a Deed that was recorded on March 9, 2023, in the Office of the Judge of Probate of Shelby County, Alabama, instrument #20230309000065850, having the property address of 356 Turnberry Rd, Birmingham, AL 35044, more particularly described as follows:

*Lot 22B, according to the Final Plat of Henderson Resurvey as shown in Map Book 45, Page 83, all in the Office of the Judge of Probate of Shelby County, Alabama.*

I am giving this affidavit to correct the amount of consideration associated with this deed, erroneously cited as \$725,000.00. The amount should read "\$777,500.00." This was cited on the first page of the deed. The Real Estate Validation Form is correct.

In witness whereof, I have hereunto set my hand and seal on this the 13<sup>th</sup> day of April 2023.

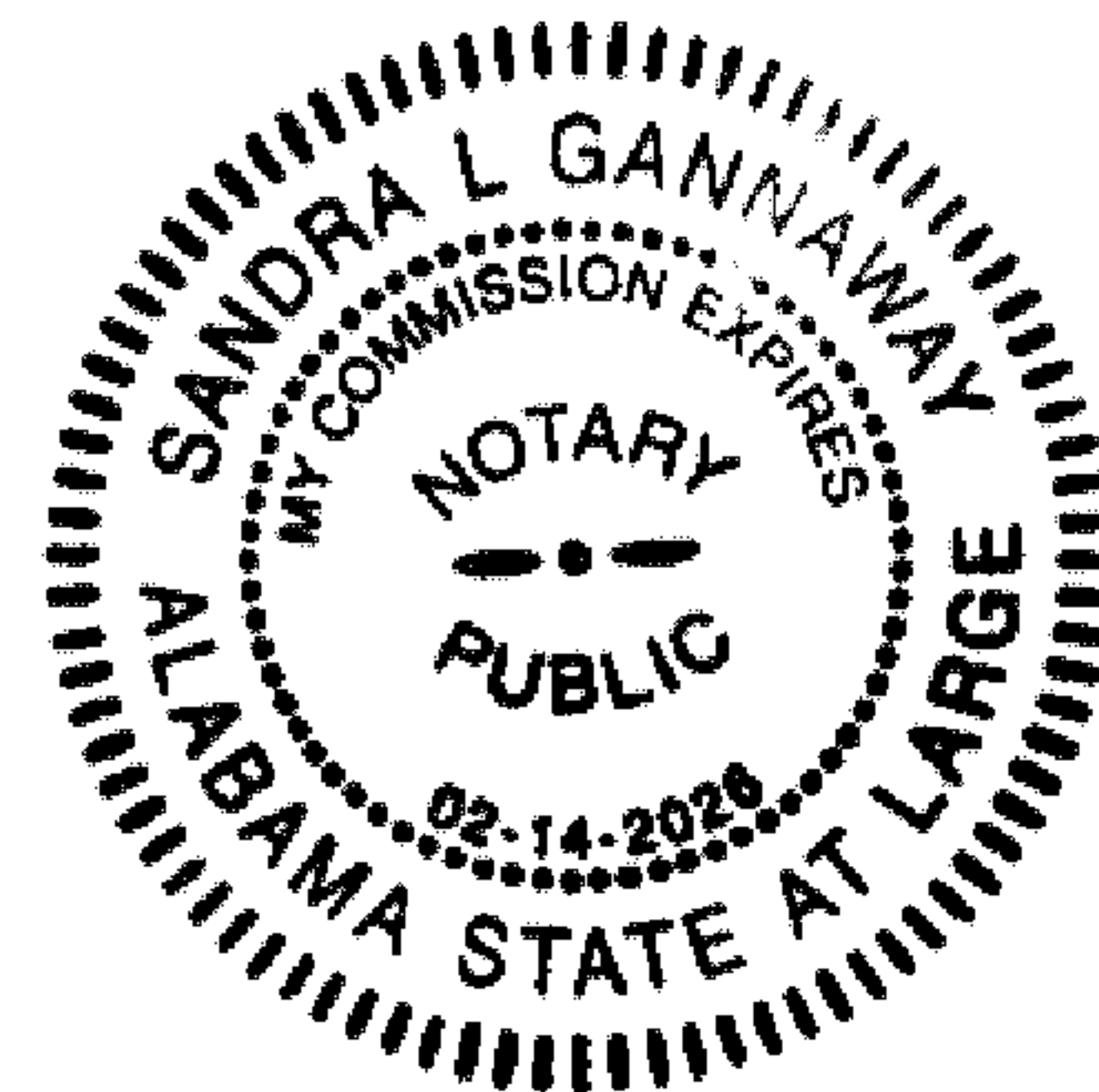
  
JUL ANN McLEOD

SWORN TO AND SUBSCRIBED before me on this 13<sup>th</sup> day of April 2023.

  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

This instrument prepared by:  
JUL ANN McLEOD  
McLeod & Associates, LLC  
1980 Braddock Drive  
Hoover, AL 35226



20230309000065850

03/09/2023 03:52:02 PM

DEEDS 1/4

Prepared by:  
JUL ANN McLEOD, Esq.  
McLeod & Associates, LLC  
1980 Braddock Drive  
Hoover, AL 35226

Send Tax Notice to:  
Ashley Daniels & Keith Daniels  
356 Turnberry Rd  
Birmingham, AL 35244

STATE OF ALABAMA )  
 ) **JOINT WITH RIGHT OF SURVIVORSHIP**  
COUNTY OF SHELBY ) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SEVEN HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$725,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **REBECCA A. HENDERSON**, individually, an unmarried woman; and **NANCY FREEMAN**, individually, a married woman; and **NANCY FREEMAN**, as Personal Representative of the ESTATE OF **JAMES H. HENDERSON**, Probate Case 22-BHM-01361 (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **ASHLEY DANIELS and KEITH DANIELS** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 22B, according to the Final Plat of Henderson Resurvey as shown in Map Book 45, Page 83, all in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$500,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

Roberta B. Henderson, joint grantee, died on September 20, 2013.

Subject property is not the homestead of Grantor, Nancy Freeman, or her spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/13/2023 01:35:29 PM  
\$52.50 BRITTANI  
20230413000104420

*Brittani S. Byrd*