

Property Address: 28455 Hwy. 25 Wilsonville AL 35186

## SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA  
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Sandy F. Johnson** who, after being duly sworn, deposes and says as follows:

1. My name is **Sandy F. Johnson**. My address is **3156 Pelham Parkway Suite 2, Pelham AL 35124**
2. On April 18, 2023 I prepared that certain Deed from Brian Carroll also known as Brian K. Carroll and Charissa Mellies (Grantor) to Tiffany Lucas and Anthony Lucas (Grantee), recorded in **Instrument Number: 20230419000112050**, in the office of the Judge of Probate of Shelby County, Alabama.
3. The purpose of this Scrivener's Affidavit is to correct the legal description error that omitted the Less and Except portion. The correct legal description that should have appeared upon the above referenced deed is designated, as follows:

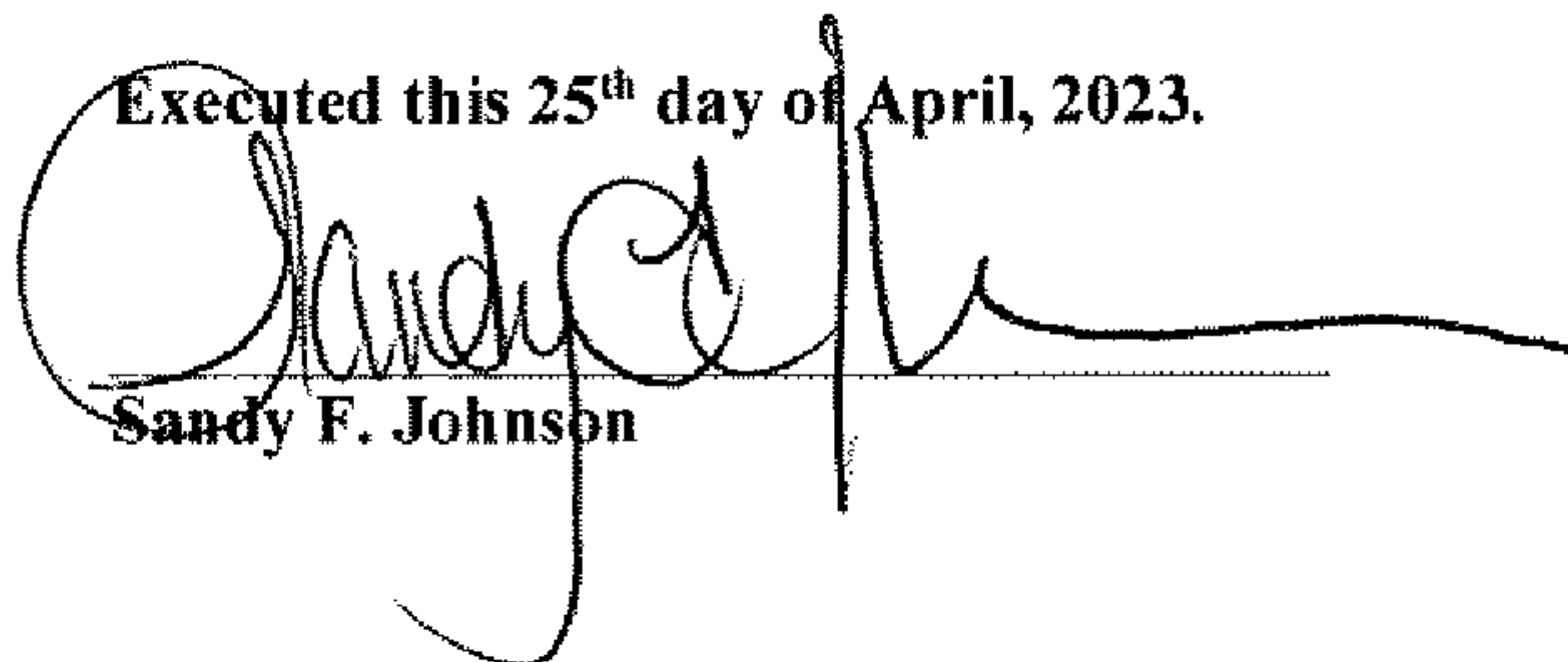
Part of the SE 1/4 of the SE 1/4 of Section 3, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

From the SE corner of said Section 3, run in a northerly direction along the East line of said 1/4-1/4 section for a distance of 292.05 feet to a point on the North right of way line of Alabama Highway #25, being the point of beginning; thence continue along fast mentioned course for a distance of 428.74 feet; thence turn an angle to the left of 94 degrees 46 minutes 21 seconds and run in a westerly direction for a distance of 489.37 feet; thence turn an angle to the left of 87 degrees 37 minutes 33 seconds and run in a southerly direction for a distance of 277.89 feet; thence turn an angle to the left of 1 degree 21 minutes 23 seconds and run in a southerly direction for a distance of 149.63 feet to a point on the North right of way line of said Alabama Highway #25; thence turn an angle to the left of 91 degrees 01 minute 06 seconds and run in an easterly direction along said North right of way line for a distance of 467.87 feet, more or less, to the point of beginning.

***Less and Except:***

***Commence at the South East corner of Section 3; North along East line of Section 202.05' to the North right of way of Highway #25 and the point of beginning; Westerly 30' along the North right of way of said Highway #25; North and parallel to said East line of Section 3, 428.74' ; West 135'; North and Parallel to the East line of Section 3 to the North line of the South East 1/4; East 165' along the North line of the South East 1/4 to the North East corner of the South East 1/4; South along East line of Section to the North right of Way of Highway #25 and to the point of Beginning. Section 3, Township 21 South, Range 1 East.***

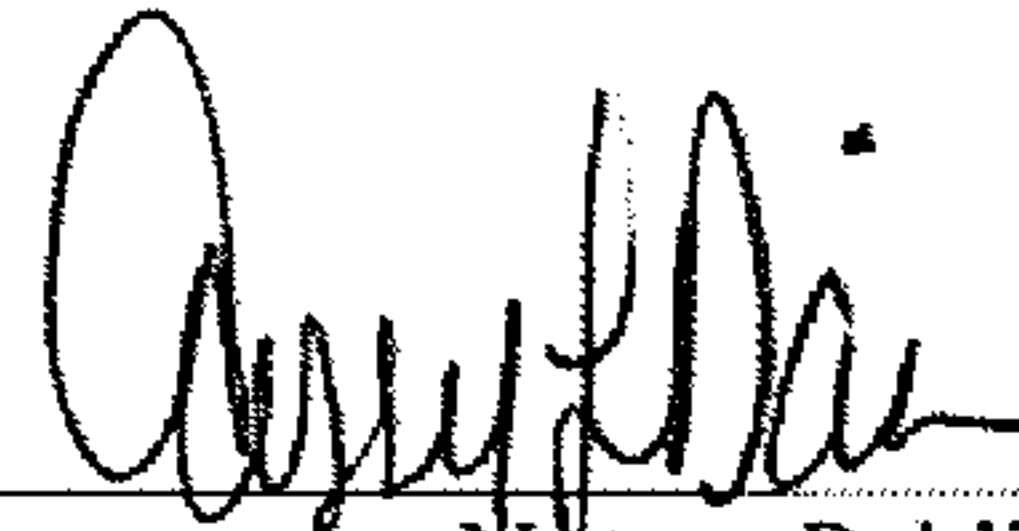
Executed this 25<sup>th</sup> day of April, 2023.

  
Sandy F. Johnson

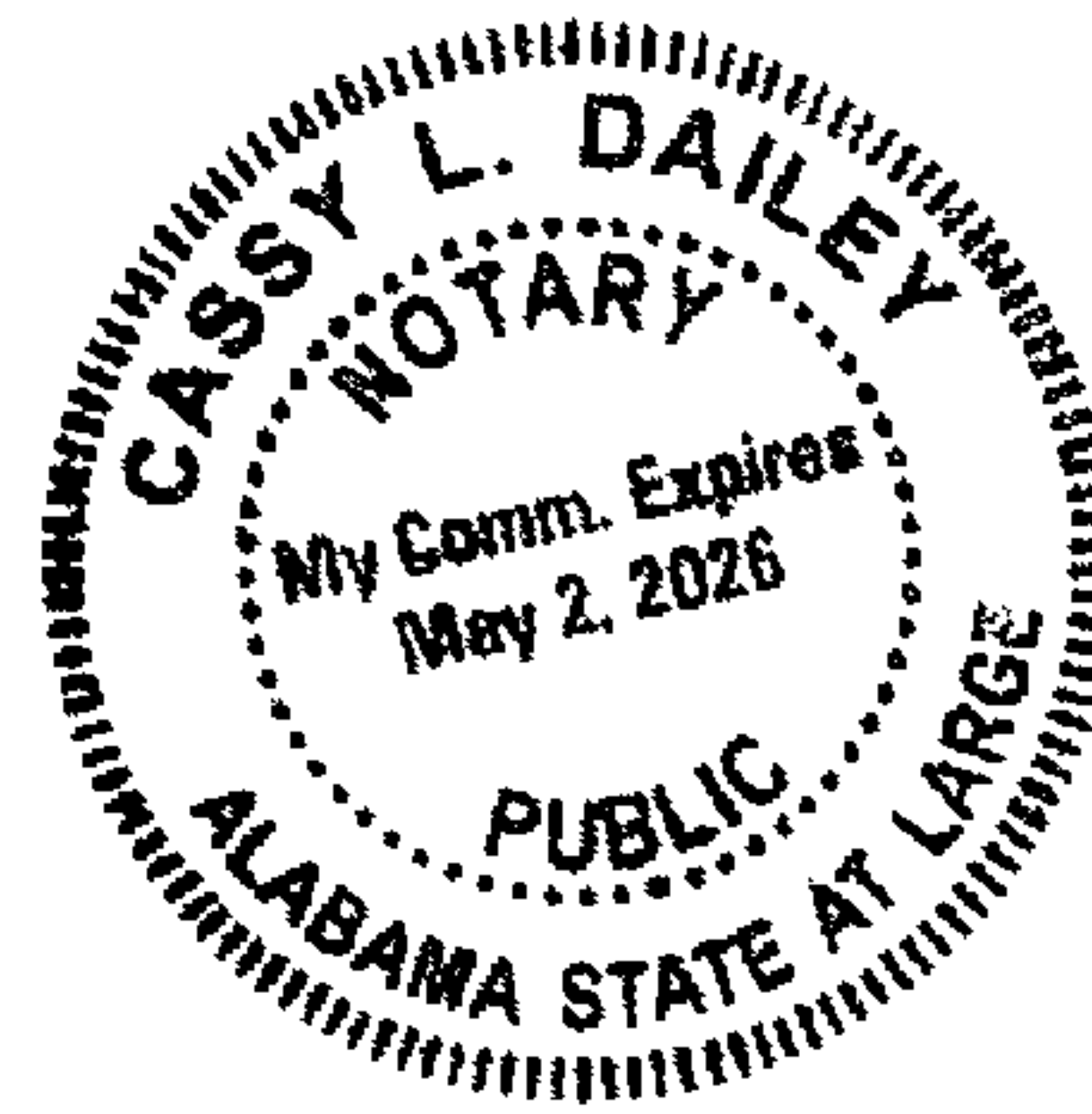
State of ALABAMA  
County of Shelby

Sworn to and subscribed before me on the 25<sup>th</sup> day of April, 2023, by Sandy F. Johnson.

(Seal)

  
\_\_\_\_\_  
Notary Public

This Instrument Prepared By:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/25/2023 09:37:42 AM  
\$28.00 BRITTANI  
20230425000119610

