

STATE OF ALABAMA ()
SHELBY COUNTY ()

SCRIVENER'S AFFIDAVIT

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared CYNTHIA A. MARTIN, who, being duly sworn upon her oath, deposes and states as follows:

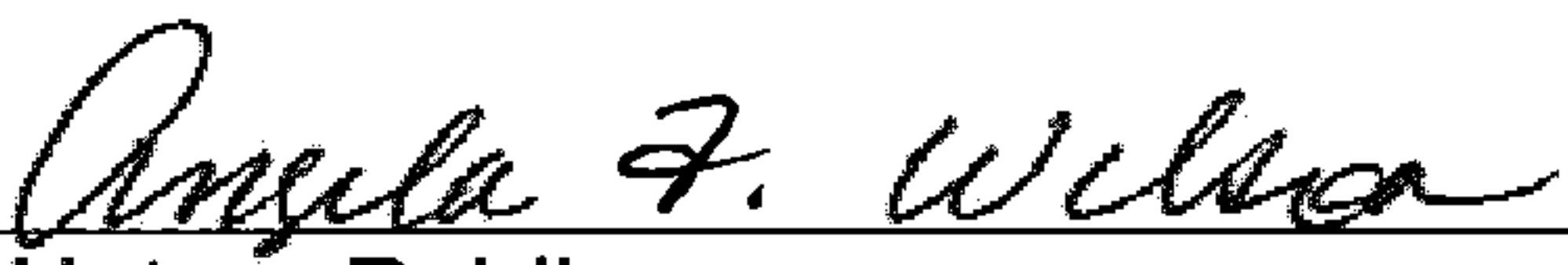
1. I am CYNTHIA A. MARTIN, and I am a licensed, practicing attorney in Birmingham, Jefferson County, Alabama, and my office prepared the closing documents wherein Clayton Properties Group, Inc. sold to Denson Michael Dean and Jaime Preston Dean, the property located at 6130 English Village Lane, Birmingham, AL. 35242, as evidenced by corporation warranty deed dated May 26, 2023 and recorded on May 30, 2023, in Instrument No. 20230530000161350, in the Probate Office of Shelby County, Alabama; which property was subsequently mortgaged as evidenced by mortgage dated May 26, 2023, and recorded on May 30, 2023, in Instrument No. 20230530000161360, in said Probate Office.
2. It was brought to my attention on today's date that, due to a scrivener's error, the legal description in said warranty deed and attached to mortgage instrument as Exhibit "A" did not include the correct legal description for the property to be conveyed in both deed and mortgage. The correct legal description of the property that should have been conveyed in said deed and mortgage instruments is as follows:

Lot 627A, according to the Lot 627 Resurvey of the Village at Highland Lakes, Phase 4, 6th Sector, an Eddleman Community, as recorded in Map Book 57, Page 69, in the Probate Office of Shelby County, Alabama.

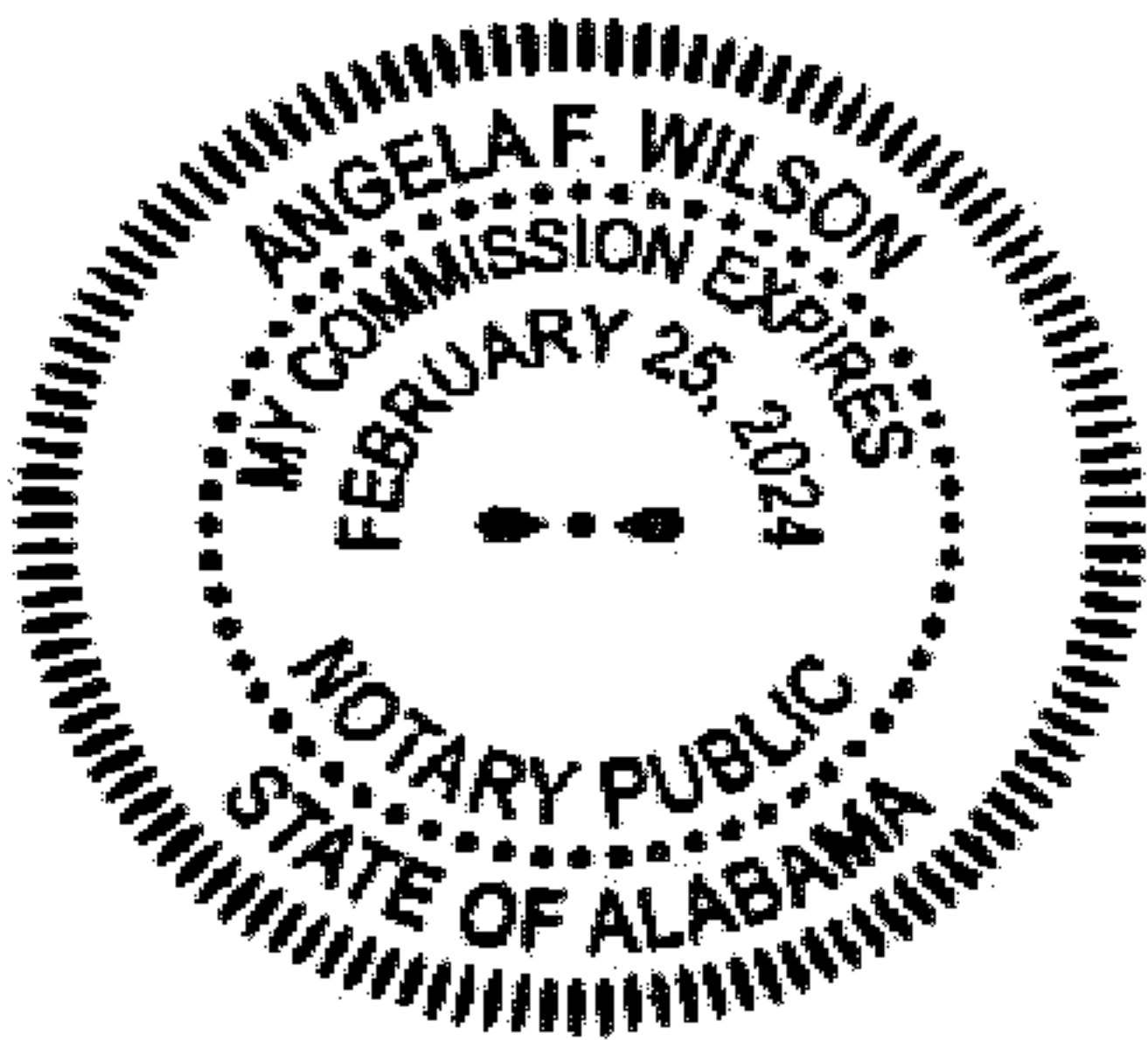
3. This affidavit is being given to clear any questions which may arise in the chain of title to the property as described hereinabove.


CYNTHIA A. MARTIN

Given under my hand and official seal this 5th day of June, 2023.


Notary Public
My Commission Expires: 2/25/2024

This instrument was prepared by:
CYNTHIA A. MARTIN
Massey, Stotser & Nichols, P.C.
1780 Gadsden Highway
Birmingham, Alabama 35235



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/09/2023 09:15:50 AM
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