

STATE OF ALABAMA)
COUNTY OF SHELBY)

AFFIDAVIT OF SCRIVENER

COMES NOW Sandy F. Johnson, Attorney at Law (the "Scrivener"), and after first having been duly sworn, said Scrivener does hereby depose and say, as follows:

1. Scrivener has personal knowledge of the facts stated herein, is over the age of nineteen (19) years, and is competent to execute this Affidavit.

2. The above referenced Scrivener previously prepared a Mortgage from Candice Rounsavall and Christopher Rounsavall, wife and husband (the "Mortgagor") to FirstBank (the "Mortgagee"), same of which was executed by the above referenced Mortgagor on May 24, 2023. Said Mortgage was recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument 20230526000158490 on May 26, 2023.

3. At the time of recording, there was an error in the legal description stated within said Mortgage. The legal description appearing upon the above referenced Mortgage was stated, as follows:

Commencing at a 3/4" iron rod found in place at the Northwest corner of Section 11, Township 24 North, Range 13 East; thence run southerly along the West boundary line of said Section 11, a distance of 3579.03 feet to a point; thence turn an angle of 91 degrees 32 minutes 00 seconds to the left and run easterly a distance of 2634.17 feet to a #5 rebar w/cap set at the point of beginning of the parcel of land herein described; thence continue along the same line of direction, a distance of 208.71 feet to a #5 rebar w/cap set; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run northerly a distance of 208.71 feet to a #5 rebar w/cap set; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run westerly a distance of 178.71 feet to a #5 rebar w/cap set on the Southeast prescriptive use right of way line of county highway No. 67; thence turn an angle of 126 degrees 28 minutes 36 seconds to the left and run Southwesterly along said right of way a distance of 37.31 feet to a #5 rebar w/cap set; thence turn an angle of 53 degrees 31 minutes 24 seconds to the left and leaving said right of way line, run southerly a distance of 486.34 feet to the point of beginning. Said parcel is lying in the NW 1/4 of SE 1/4, Section 11, Township 24 North, Range 13 East, Shelby County, Alabama.

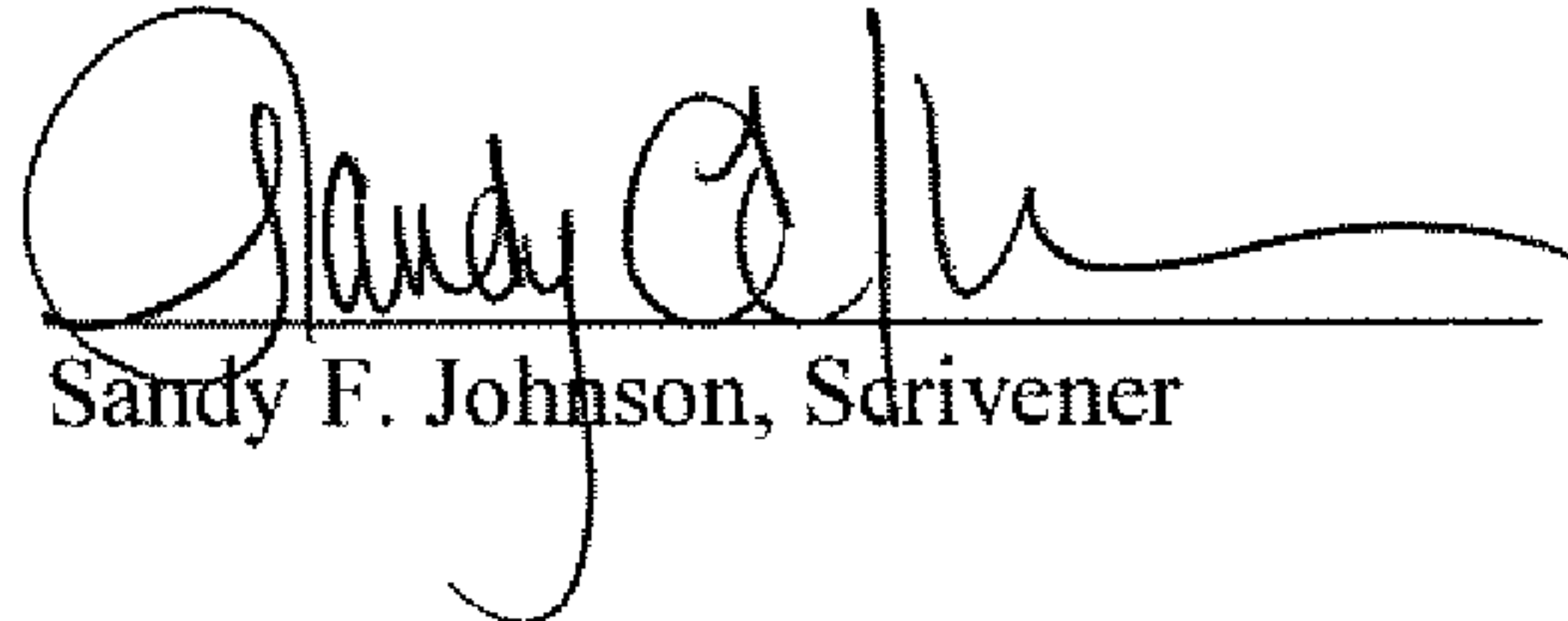
According to the survey of John Gary Ray, dated February 2, 2000.

4. The correct legal description which should have been recited upon the above referenced Mortgage is designated, as follows:

Commencing at a 3/4" iron rod found in place at the Northwest corner of Section 11, Township 24 North, Range 13 East; thence run southerly along the West boundary line of said Section 11, a distance of 3579.03 feet to a point; thence turn an angle of 91 degrees 32 minutes 00 seconds to the left and run easterly a distance of 2634.17 feet to a #5 rebar w/cap set at the point of beginning of the parcel of land herein described; thence continue along the same line of


direction, a distance of 208.71 feet to a #5 rebar w/cap set; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run northerly a distance of 208.71 feet to a #5 rebar w/cap set; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run westerly a distance of 178.71 feet to a #5 rebar w/cap set; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run northerly a distance of 299.81 feet to a #5 rebar w/cap set on the Southeast prescriptive use right of way line of county highway No. 67; thence turn an angle of 126 degrees 28 minutes 36 seconds to the left and run Southwesterly along said right of way a distance of 37.31 feet to a #5 rebar w/cap set; thence turn an angle of 53 degrees 31 minutes 24 seconds to the left and leaving said right of way line, run southerly a distance of 486.34 feet to the point of beginning. Said parcel is lying in the NW 1/4 of SE 1/4, Section 11, Township 24 North, Range 13 East, Shelby County, Alabama.

5. Consequently, this Affidavit is made and executed for the purpose of correcting the above referenced defect in said Mortgage by correcting the legal description as hereinabove designated.


Sandy F. Johnson, Scrivener

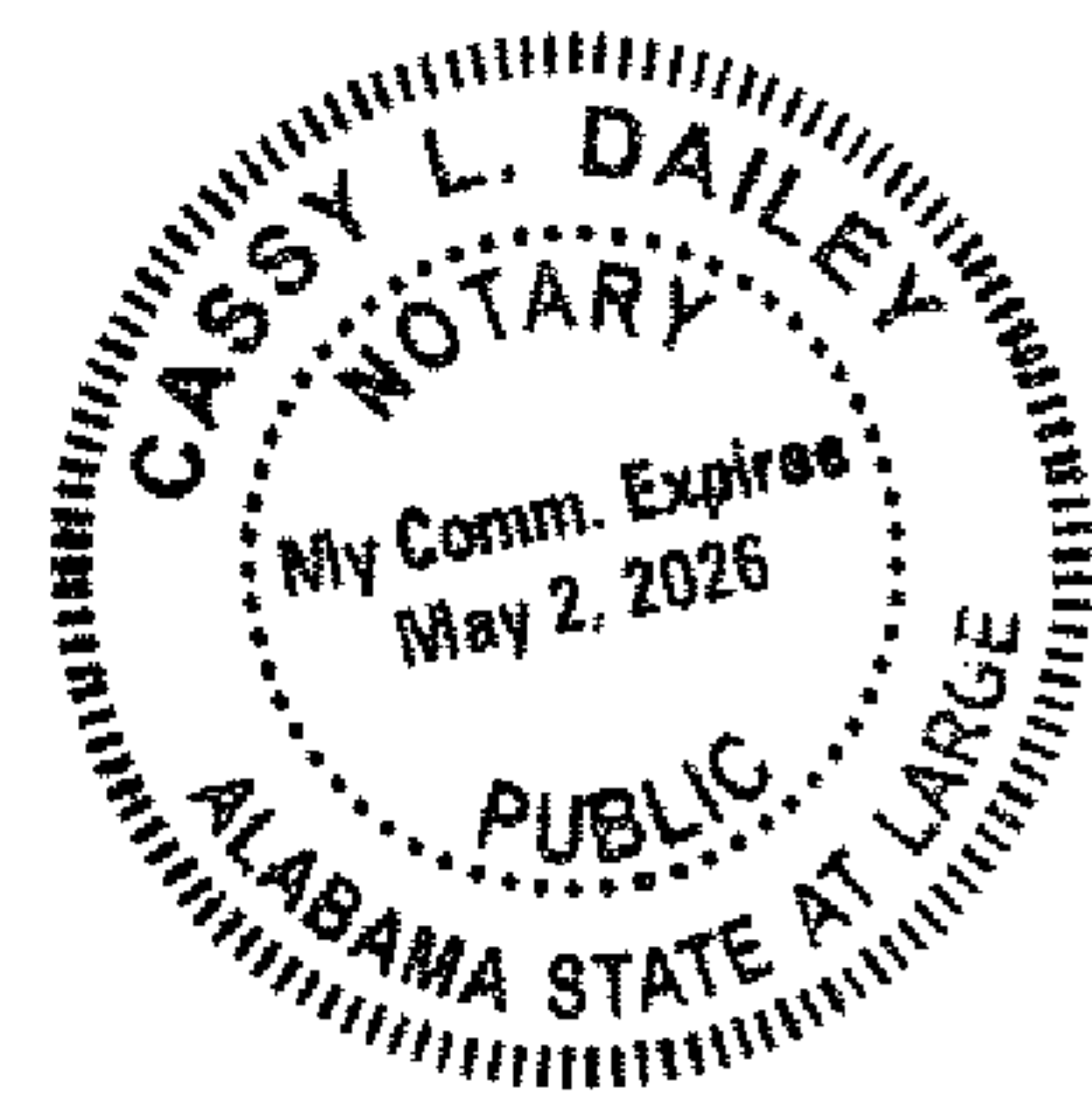
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Sworn to and subscribed before me this 19th day of June, 2023.


Notary Public
My Commission Expires: 5-2-26

Instrument Prepared By:

Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
(205) 624-2121



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/19/2023 10:34:26 AM
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