

Prepared by: Matt Williamson
Please return to: Title Curative
Aldridge | Pite, LLP
Fifteen Piedmont Center
3575 Piedmont Road NE
Suite 500
Atlanta, Georgia 30305

Clerk, please cross-reference to:
Instrument No.: 20211007000490580;
Instrument No.: 20212013000499030;
Shelby County, Alabama Records

A/P File No. 1263-2707A.001

PROPERTY ADDRESS: 2296 Creswell Rd., Harpersville, AL 35078

SCRIVENER'S AFFIDAVIT

STATE OF South Carolina
COUNTY OF Greenville

Personally appeared before me the undersigned officer authorized by law to administer oaths in said state and County, comes the undersigned Affiant, who states under oath as follows:

1.

I am over the age of eighteen years and suffering under no legal disability. I have personal knowledge of the facts contained herein and they are true.

2.

I, Mariah Royce, am an employee of NewRez LLC d/b/a Shellpoint Mortgage Servicing acting on behalf of, and with the authority of, U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI for the property located at 2296 Creswell Rd., Harpersville, AL 35078.

3.

The following instruments, through inadvertence, mistake, and/or error, contain scrivener's errors within the legal description:

- Quit Claim Deed from U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI to Jessica Grace Ramsey and Cody Shawn Lewis, recorded in Instrument No.: 20211007000490580, Shelby County, Alabama ("Vesting Deed")
- Mortgage from Jessica Grace Ramsey and Cody Shawn Lewis ("Borrowers") to Newrez LLC, recorded in Instrument No.: 20212013000499030, Shelby County, Alabama ("Mortgage")

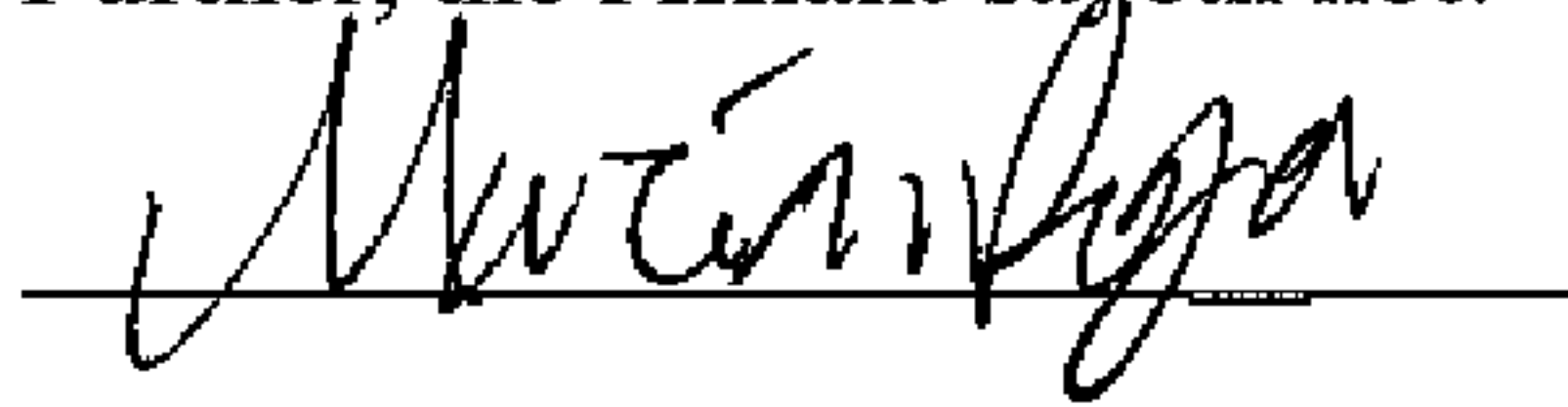
4.

The legal descriptions attached to the above referenced Quit Claim Deed and Mortgage omit the directional in the 2nd to last call, the call is shown as: "thence run 00 degrees 32 minutes 13 seconds East a distance of 210.00 feet to a set rebar corner". The correct call is: "**thence run South 00 degrees 32 minutes 13 seconds East a distance of 210.00 feet to a set rebar corner**". The correct legal description is attached hereto as "Exhibit A."

5.

This Affidavit is being filed for record in the County of Shelby, State of Alabama, for the sole purpose of correcting the legal description contained within the aforementioned instruments.

Further, the Affiant sayeth not.



6/22/2023
Date

Print Name: Mariah Royce, Affiant

NewRez LLC, F/K/A New Penn Financial LLC, D/B/A Shellpoint Mortgage Servicing

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mariah Royce whose name is signed the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day same bears date.

Given under my hand this 22 day of June, 2023.



Lora Ann Mikell
Notary Public
My Commission Expires:
12/12/29

A/P File No. 1263-2681A.001

EXHIBIT "A"

Commence at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 36, Township 19 South, Range 2 East, Shelby County, Alabama and run thence Northerly along the East line of said Quarter-Quarter Section a distance of 572.86 feet to a point; thence turn 89 degrees 29 minutes 33 seconds to the left and run South 89 degrees 27 minutes 42 seconds West a distance of 927.76 feet to a point on the East Right-of-Way line of Shelby County Highway No. 85; thence run North 00 degrees 32 minutes 13 seconds West along said Right-of-Way line a distance of 275.13 feet to a found rebar corner and the Point of Beginning of the property being described; thence continue last described course a distance of 210.00 feet to a set rebar corner; thence run North 89 degrees 27 minutes 47 seconds East a distance of 210.00 feet to a set rebar corner; **thence run South 00 degrees 32 minutes 13 seconds East a distance of 210.00 feet to a set rebar corner;** thence run South 89 degrees 27 minutes 42 seconds West a distance of 210.00 to the point of beginning, containing 1.01 acres, more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2023 08:08:27 AM
\$35.00 PAYGE
20230629000192980

Allie S. Bayl