



20230726000222740 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
07/26/2023 09:46:11 AM FILED/CERT

SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that before me personally appeared Elizabeth A. Roland who is known to me and being by me first duly sworn on her oath deposes and says as follows:

My name is Elizabeth A. Roland and I am the Attorney who prepared the STATUTORY WARRANTY DEED filed for record in 20230713000209070 in the Probate Office of Shelby County, Alabama by and between MJCT Investments, LLC and Martin Tellez. The undersigned has reviewed said Statutory Warranty Deed and hereby states the legal description of the real property was incorrectly typed and should read as follows:

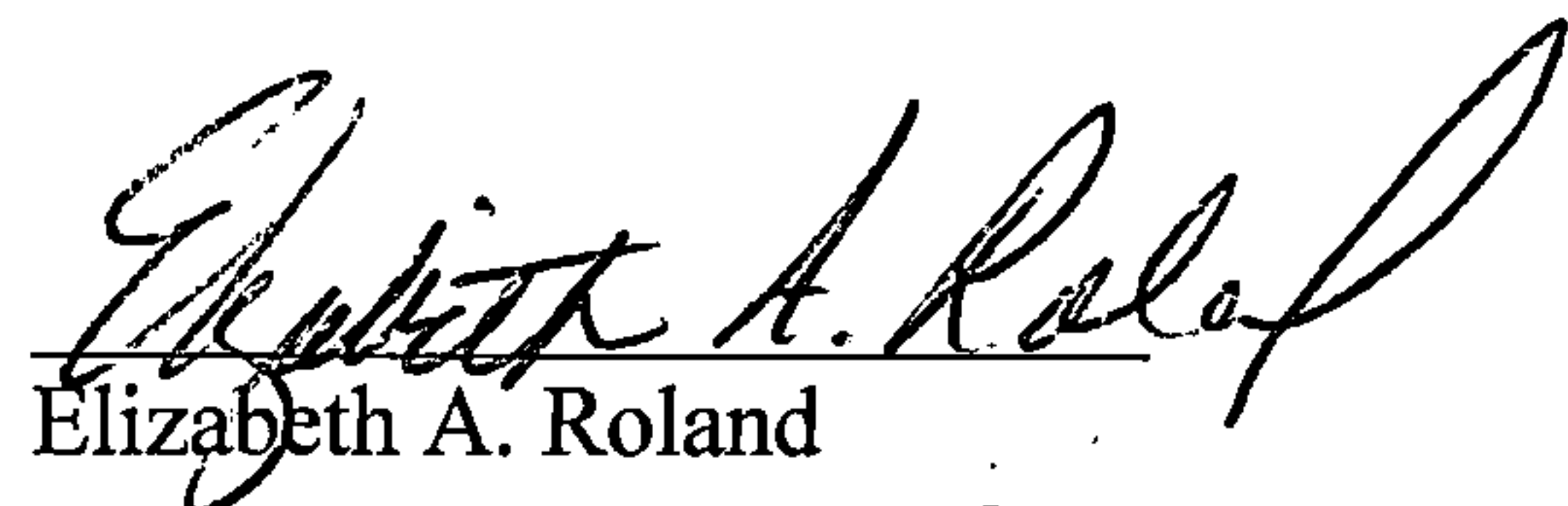
A parcel of land in the SE 1/4 of the SW 1/4 of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama described as follows:

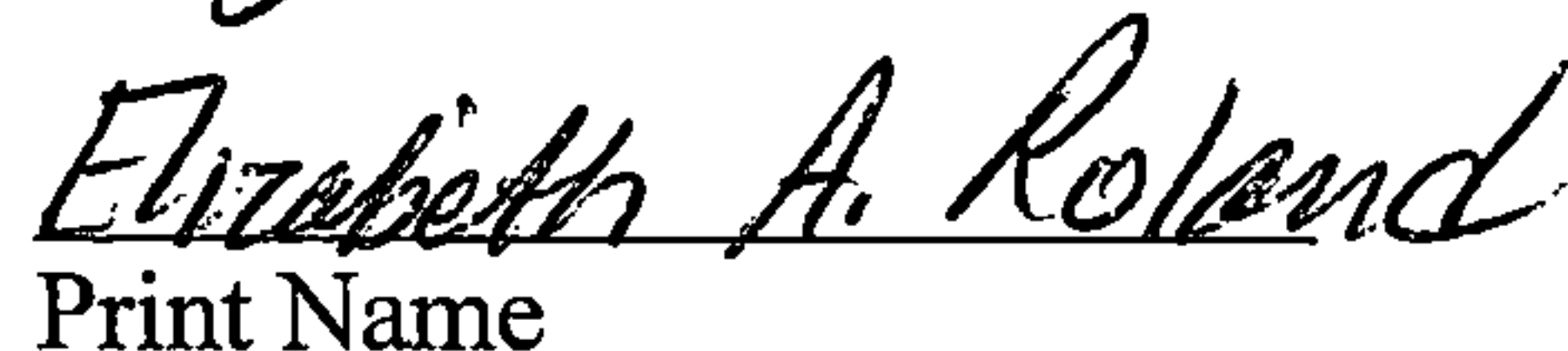
Commence at the SW corner of said 1/4-1/4 Section; thence run North along the West 1/4-1/4 line, 225.14 feet; thence turn right 108° 51' 56" and run Southeast 225.14; thence left 110° 52' 01" Northeasterly 237.67 feet to the point of beginning; thence continue along the last described course 226.77 feet; thence 08°28' 09" left Northerly 150.00 feet to a point on the Southwest right-of-way of Shelby County Highway #270; thence turn right 115°34' 17" and run Southeast 127.00 feet; thence 64°25' 43" and run South 320.91feet; thence 90°33' 14" right and run 147.97 feet to the point of beginning, less and except any portion lying within a public right-of-way.

ALL OTHER PARTICULARS SHALL REMAIN THE SAME.

Therefore, this Scrivener's Affidavit is for the express and specific purpose of the typographical error of the legal description in said Warranty Deed stated above.

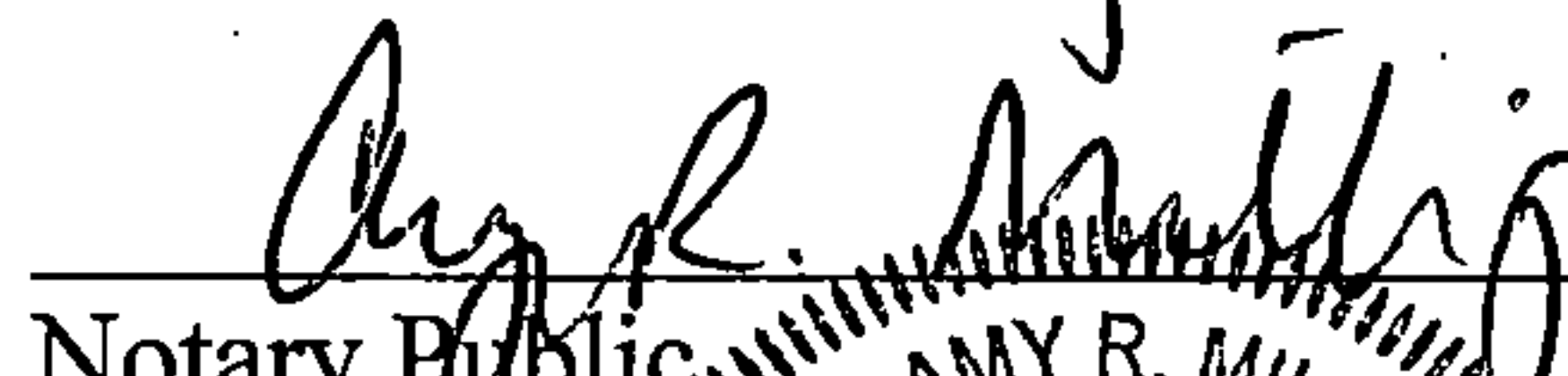
Further affiant saith not.


Elizabeth A. Roland


Print Name

STATE OF ALABAMA
COUNTY OF SHELBY

Sworn to and subsribed before me this 21 day of July, 2023.


Notary Public
My commission expires August 17, 2025
