STATE OF ALABAMA COUNTY OF JEFFERSON

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, appeared Jeff W. Parmer, who, after being duly sworn, deposes and says on oath as follows:

- That my name is Jeff W. Parmer, I am over the age of 21 years, and I 1.) have personal knowledge of the information contained herein.
- That on or about, June 28, 2023, I prepared a General Warranty Deed, recorded in Instrument No. 20230629000193250, in the Probate Office of Shelby County, Alabama. The grantor was Demetra Renae McKitchen, an unmarried person and the grantee was Spartan Invest, LLC.
- That the Legal Description on the Deed was incomplete and should read as 3.) follows:

Beginning at a point where the land of Sam Watkins intersects Highway 31, run West of 105 feet; thence Northerly "two degrees" 105 feet; thence East 105 feet to Montgomery Highway 31; thence in a Southerly direction 105 feet parallel with Highway 31 on the West side 105 feet to point of beginning. Situated in Shelby County, Alabama, in Section 1, Township 21 South, Range 3 West, Shelby County Alabama.

Being more particularly described as follows as shown on survey dated, June 15, 2023, by Surveying Solutions, Inc., attached herewith:

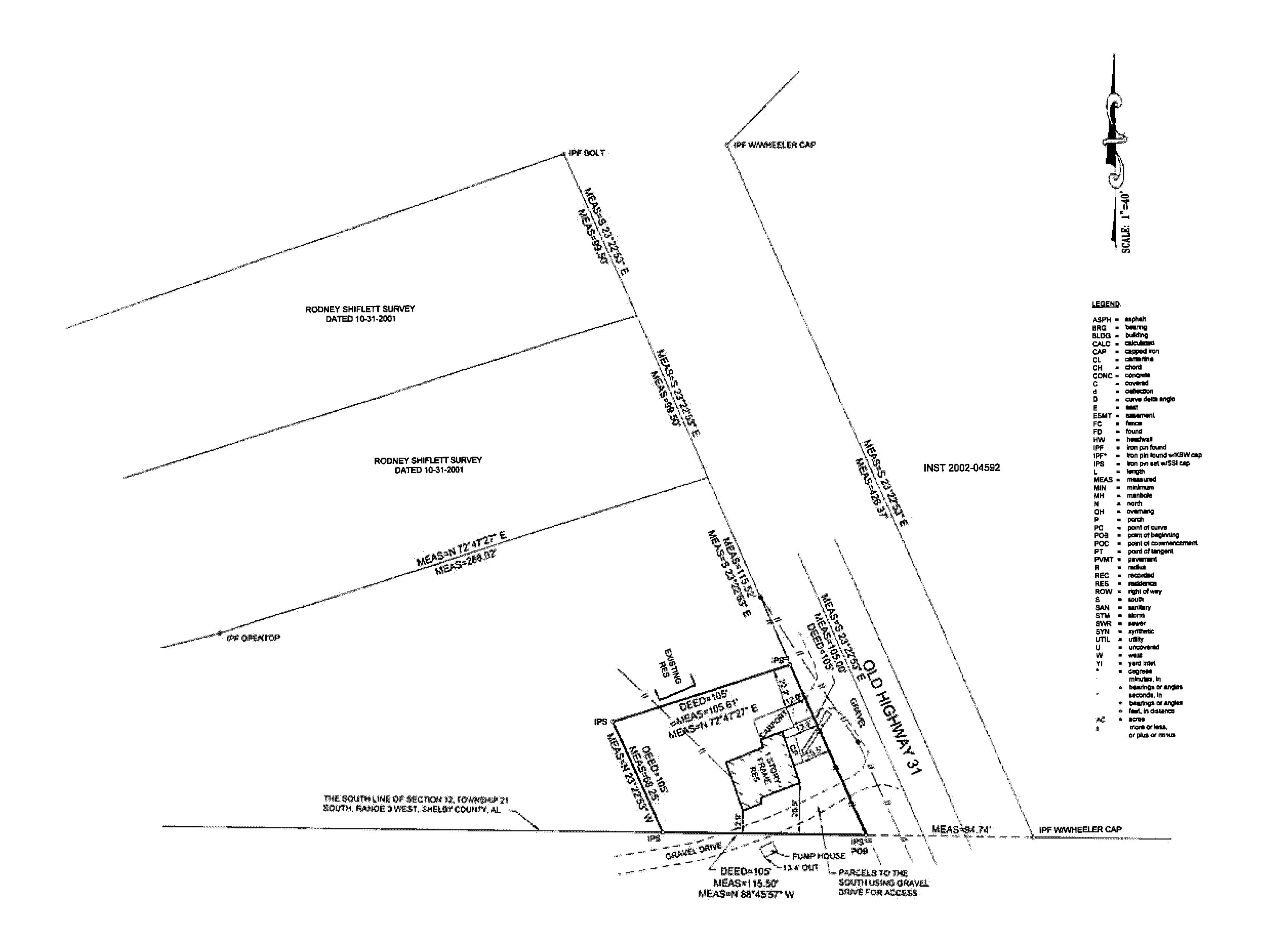
Beginning at a point where the land of Sam Watkins intersects Highway 31, run West of 105 feet; thence Northerly "two degrees" 105 feet; thence East 105 feet to Montgomery Highway 31; thence in a Southerly direction 105 feet parallel with Highway 31 on the West side 105 feet to point of beginning. Situated in Shelby County, Alabama, in Section 12, Township 21 South, Range 3 West, Shelby County Alabama.

Said property being one and the same as conveyed in instruments recorded in Deed Book 163, Page 244, affidavits recorded in Inst. No. 2000-05248, Inst. No. 20030926000650780, Inst. No. 20060222000085760 and Inst. No. 20080117000023880.

Sworn to and subscribed before me on this the 1st day of August, 2023.

Notary Public
My Commission Expires: 7/27/2024

RHIANNON KAALAAS Notary Public Alabama State at Large My Commission Expires July 27, 2024



SOURCE OF INFORMATION:
1 TITLE COMMITMENT #249476 (MAGIC CITY TITLE DATED 5-3-2023)

2 RODNEY SHIFLETT SURVEY DATED 10-31-2001 3. INSTRUMENT 2002-04592

4 DEED BOOK 221, PAGE 538 5 INSTRUMENT 20200918000420190

STATE OF ALABAMA SHELBY COUNTY

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed:

Beginning at a point where the land of Sam Walking intersects Highway 31, run West of 105 feet, thence Northerly "Wo degrees" 105 feet; thence East 105 feet to Montgomery Highway 31; thence in a Southerly direction 105 feet parallel with Highway 31 on the West side 105 feet to point of beginning. Situated in Shelby County, Alabama, in Section 12. Township 21 South, Rango 3 West, Shelby County, Alabama, Deed Book 183, Page 44, as recorded in Probate Office of Shelby County, Alabama

I furthermore certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief, that the correct address is as follows: 912 Old Highway 31 according to my survey of June 15, 2023. Survey is not valid unless it is sealed with embossed seal or stamped in red.

SURVEYING SOLUTIONS, INC. 2232 CAHABA VALLEY DRIVE SUITE M BIRMINGHAM, AL 35242 PHONE: 205-891-8965

Order No. 917867
Purchaser: Spanian Invest
Type of Survey: Property Boundary

Carl Daniel Moore, Reg. L.S. #12159

6 - 19 - 2023

Date of Signature

Filed and Recorded
Official Public Records

Judge of Probate, Shelby County Alabama, County

VACADISUBDIVISION/SHELBY COUNTY/SECTIONS/12-215-3W 812 OLD HWY 31

Clerk
Shelby County, AL
08/02/2023 09:56:22 AM

08/02/2023 09:56:22 AM \$25.00 BRITTANI 20230802000231920

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