

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:

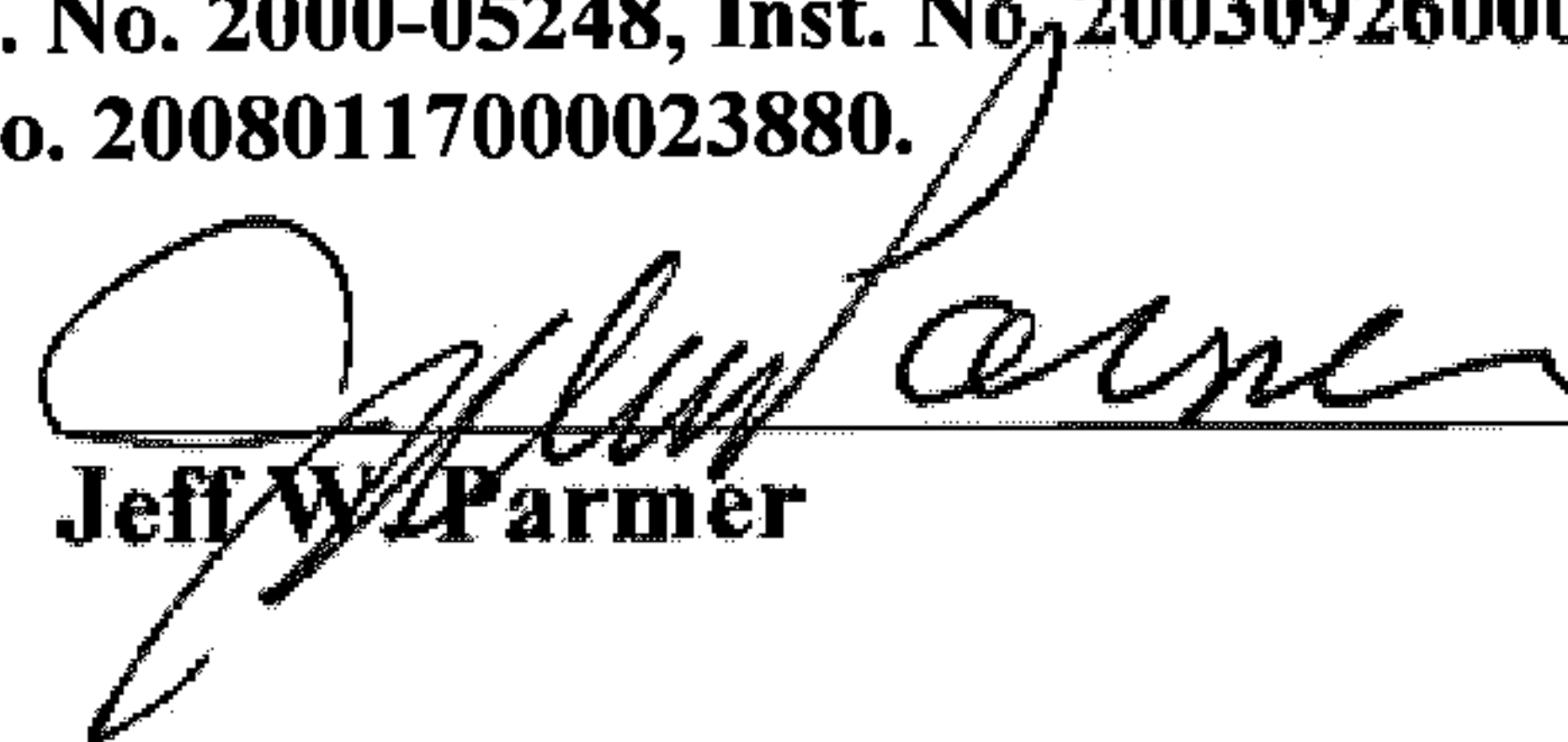
- 1.) That my name is **Jeff W. Parmer**, I am over the age of 21 years, and I have personal knowledge of the information contained herein.
- 2.) That on or about, June 28, 2023, I prepared a General Warranty Deed, recorded in Instrument No. 20230629000193250, in the Probate Office of Shelby County,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

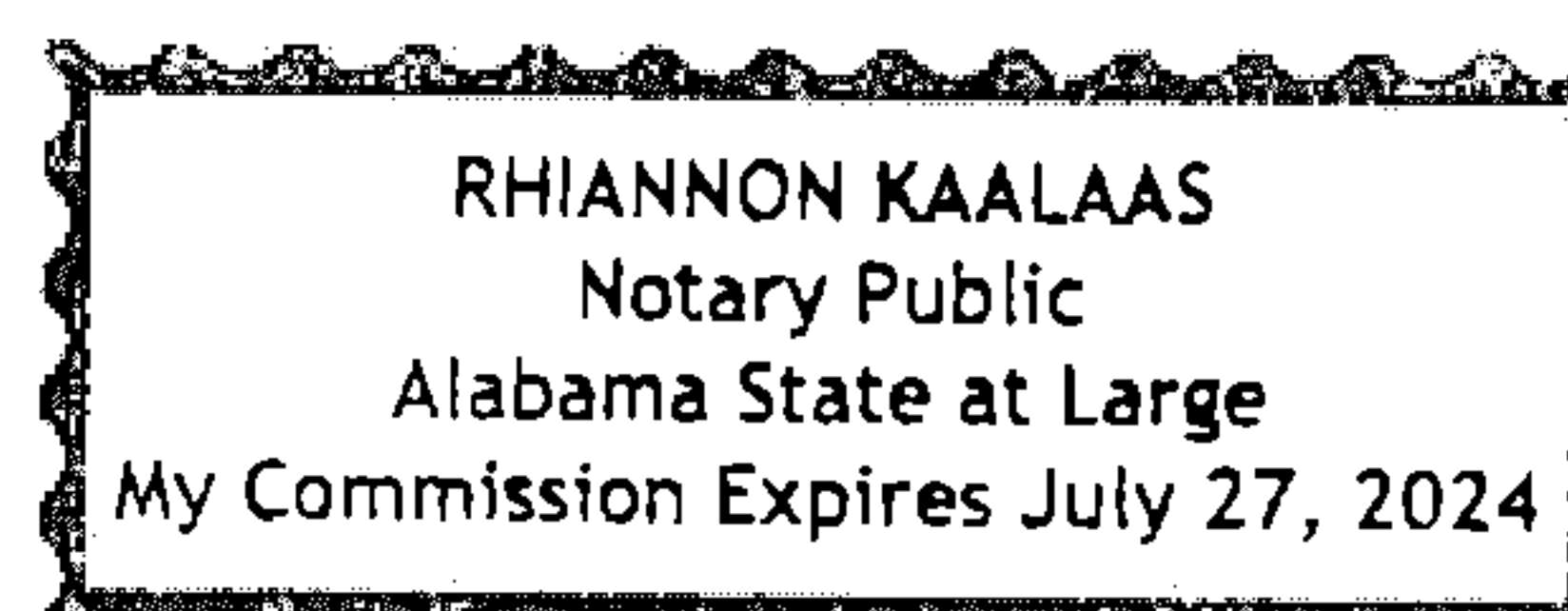
Beginning at a point where the land of Sam Watkins intersects Highway 31, run West of 105 feet; thence Northerly "two degrees" 105 feet; thence East 105 feet to Montgomery Highway 31; thence in a Southerly direction 105 feet parallel with Highway 31 on the West side 105 feet to point of beginning. Situated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

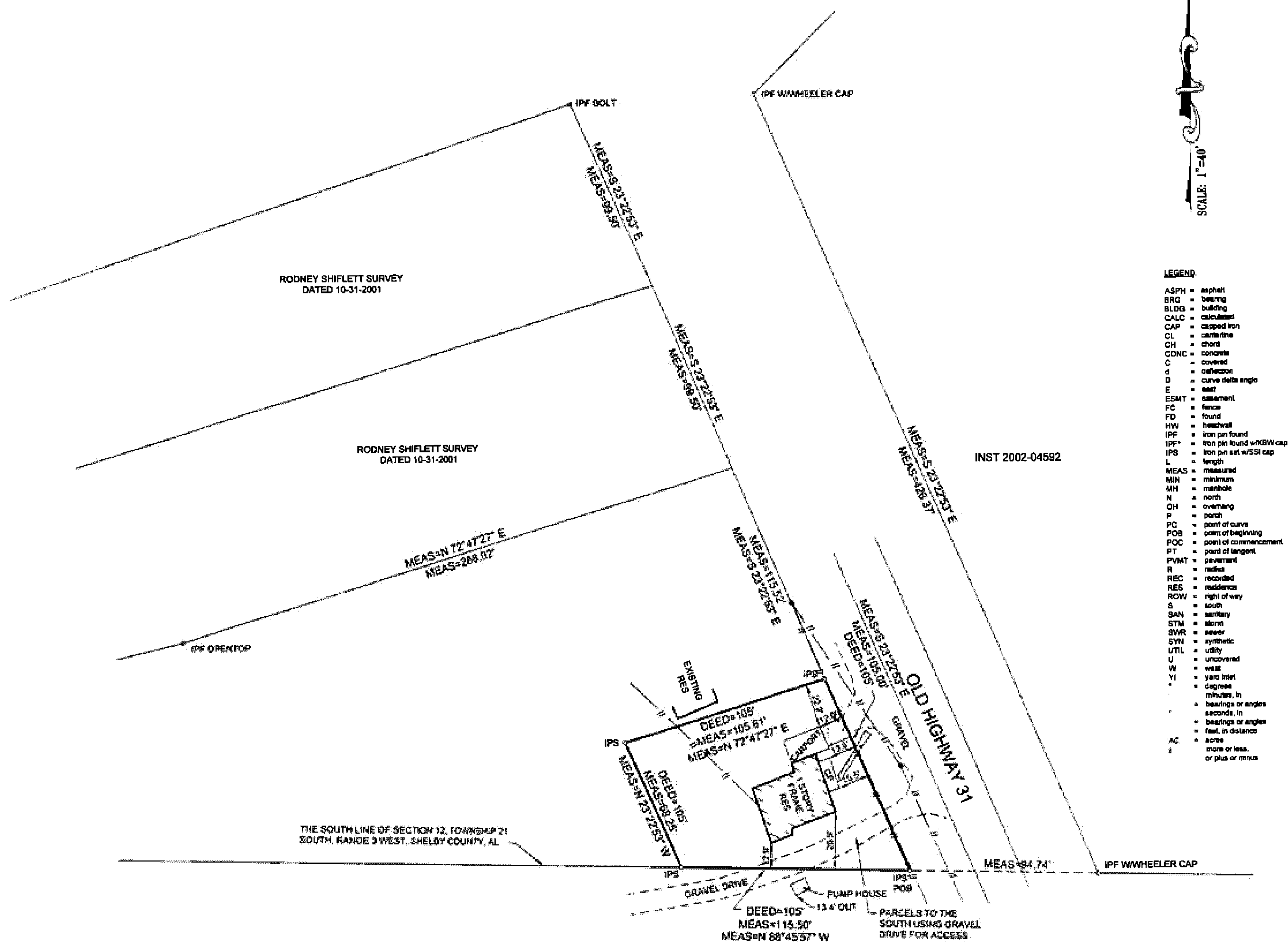
Said property being one and the same as conveyed in instruments recorded in Deed Book 163, Page 244, affidavits recorded in Inst. No. 2000-05248, Inst. No. 20030926000650780, Inst. No. 20060222000085760 and Inst. No. 20080117000023880.


Jeff W. Parmer

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


Notary Public
My Commission Expires: 7/27/2024





Allie S. Bayal

