

Upon recording return this instrument to:

Alabama Title Co., Inc.
2233 2nd Avenue North
Birmingham, Alabama 35203

For Recording Use Only:

This instrument was prepared by:

Michael M. Partain, Esq.
81 Burnham Street
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

SCRIVENER AFFIDAVIT

Before the undersigned authority personally appeared Casandra D. Velarde, who, after being duly sworn deposes and says as follows:

My name is Casandra D. Velarde, and I am a licensed attorney in the State of Alabama.

I prepared a Warranty Deed from Terry Gene Swanger, as Executor of the Estate of Beverly E. Swanger, to Terry Gene Swanger dated September 16, 2022, which was recorded on September 19, 2022, in Instrument No. 20220919000360620, in the Probate Office of Shelby County, Alabama (the "Deed").

In preparing the Deed there was an error in the legal description. A corrected legal description for the real property referenced in the Deed is attached hereto as **EXHIBIT A** and made a part hereof.

Further the affiant saith not.

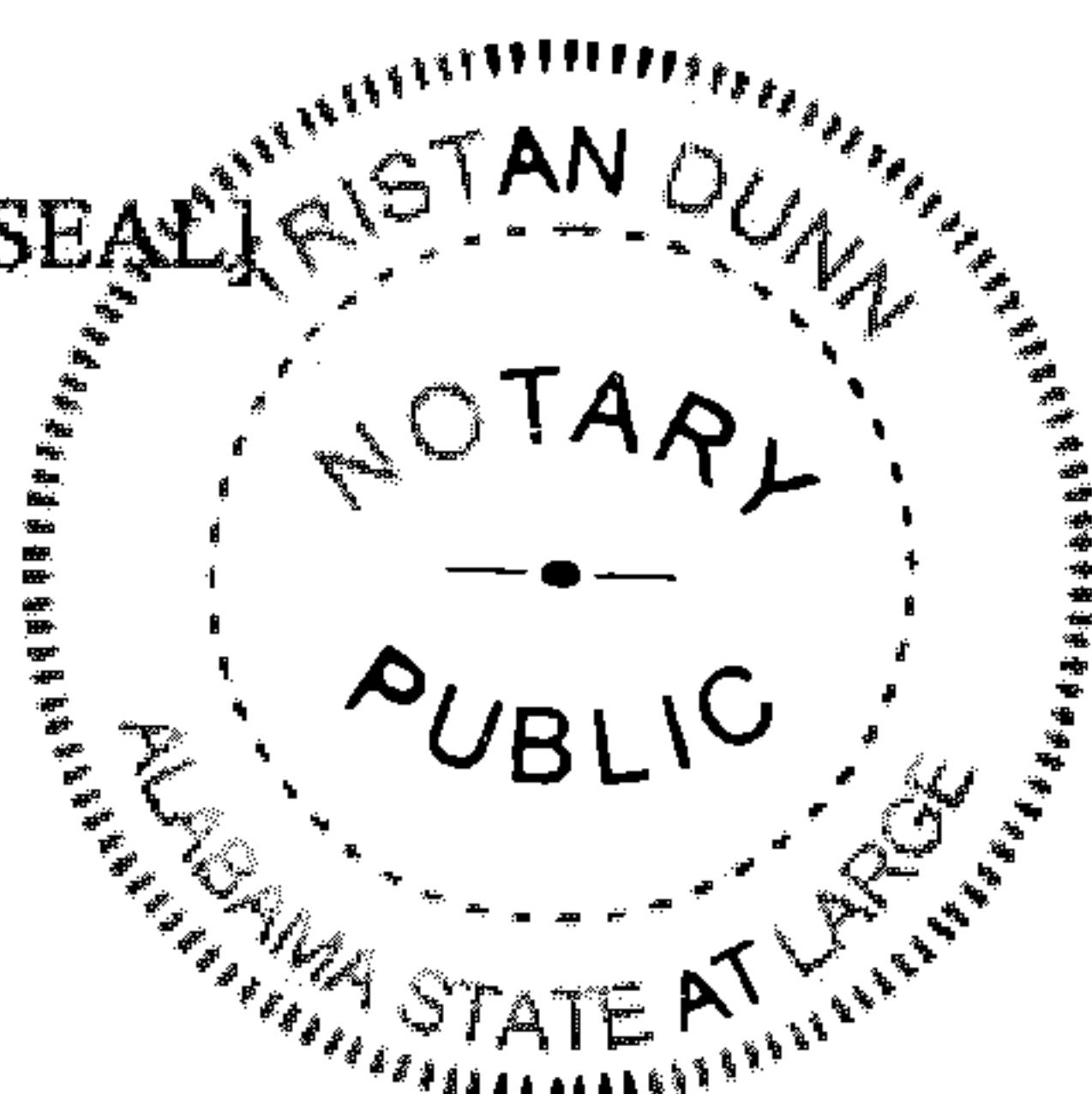

Casandra D. Velarde

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, in and for said county in said state, hereby certify that Casandra D. Velarde, whose name is signed to the foregoing instrument, and who is known to me, acknowledge before me on this day that being informed of the contents of said instrument, that she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of June, 2023.

[NOTARY SEAL]




Notary Public
My Commission Expires: 02/27/2027

EXHIBIT A

Commence at the SW corner of the SW ¼ of the NE ¼ of Section 19, Township 20 South, Range 2 West, thence from a bearing of the West line of said ¼ ¼ of N 00 deg. 03' 16" E, run N 12 deg. 33' 25" E for 118.92 feet to the point of beginning; thence run N 41 deg. 21' 28" E for 590.55 feet; thence run S 81 deg. 29' 08" E for 277.73 feet; thence run S 41 deg. 26' 15" E for 464.16 feet; thence run N 68 deg. 23' 12" W for 128.05 feet; thence run N 89 deg. 32' 00" W for 100.11 feet; thence run S 03 deg. 25' 37" W for 132.24 feet to the point of beginning. Subject to any easements and/or rights of ways of record. According to survey dated October 11, 2002, of Steven M. Allen, PLS 12944 (Conn & Allen).

Also, an easement over and along the road known as "Parkview Drive", a portion of which abuts the Southernmost boundary of the above-described property, as a right of way for ingress egress and utility use.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2023 08:57:40 AM
\$26.00 JOANN
20230807000236800

Allen S. Bayl