

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 James J. Odom, Jr., who, after being duly sworn deposes and says as follows:

My name is James J. Odom, Jr., and I was a licensed attorney in the State of Alabama when the Corrected Warranty Deed referenced herein was prepared.

I prepared a Corrected Warranty Deed from Wayne M. Ellison and wife, Edna L. Ellison, to Jacob Martin Ellison June 8, 2016, which was recorded on June 9, 2016, in Instrument No. 20160609000198960, 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.

James J. Odom, Jr.

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, in and for said county in said state, hereby certify that James J. Odom, Jr., 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of June, 2023.

[NOTARY SEAL]

Notary Public

My Commission Expires: 11-2-2026



EXHIBIT A

COMMENCE AT THE SE CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE RUN N 0°00'00" E, ALONG THE EAST LINE OF SAID ¼-¼ FOR 248.79'; THENCE RUN N 70°52'35" W FOR 620.57' TO A SET CAP REBAR; THENCE RUN N 7°50'35" W FOR 210.88' TO A SET CAP REBAR AND THE POINT OF BEGINNING; THENCE RUN N 7°50'35" W FOR 210.88' TO A SET CAP REBAR; THENCE RUN S 82°09'25" W FOR 210.00' TO A SET CAP REBAR; THENCE RUN S 7°52'35" E FOR 210.88' TO A SET CAP REBAR; THENCE RUN N 82°09'25" E FOR 210.00' TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES.

ALSO:

20 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES

COMMENCE AT THE SE CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE RUN N 0°00'00" E, ALONG THE EAST LINE OF SAID ¼-¼ FOR 248.79'; THENCE RUN N 70°52'35" W FOR 620.57' TO A SET CAP REBAR; THENCE RUN N 7°50'35" W FOR 210.88' TO A SET CAP REBAR; THENCE RUN S 82°09'25" W FOR 210.00' TO A SET CAP REBAR AND THE POINT OF BEGINNING OF A 20 FOOT EASEMENT, LYING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, WITH THE FOLLOWING COURSES FOLLOWING SAID CENTERLINE; THENCE RUN S 82°09'21" W FOR 55.08'; THENCE RUN S 1°36'26" E FOR 71.01'; THENCE RUN S 12°36'27" W FOR 42.17'; THENCE RUN S 28°29'33" W FOR 42.32'; THENCE RUN S 42°04'51" W FOR 48.12'; THENCE RUN S 46°54'40" W FOR 55.43'; THENCE RUN S 42°44'10" W FOR 48.09'; THENCE RUN S 26°18'52" W FOR 50.28'; THENCE RUN S 24°24'30" W FOR 49.91'; THENCE RUN S 27° 32'38" W FOR 57.27'; THENCE RUN S 29°04'29" W FOR 26.43'; THENCE RUN S 27°41'59" W FOR 31' MORE OR LESS TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 52 AND THE END OF SAID EASEMENT.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/07/2023 08:57:41 AM
 \$26.00 JOANN²
 20230807000236810

Allen S. Bayl