



20230816000247690 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
08/16/2023 04:19:11 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

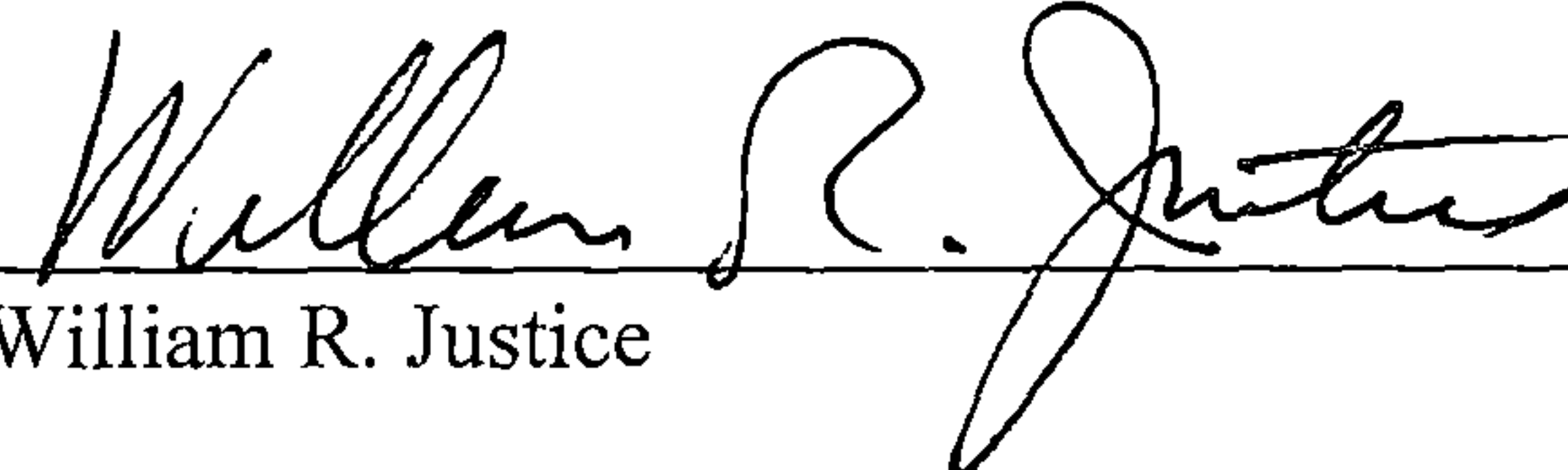
SCRIVENER'S AFFIDAVIT

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William R. Justice, who, being known to me and after being duly sworn by me, deposes and says as follows:

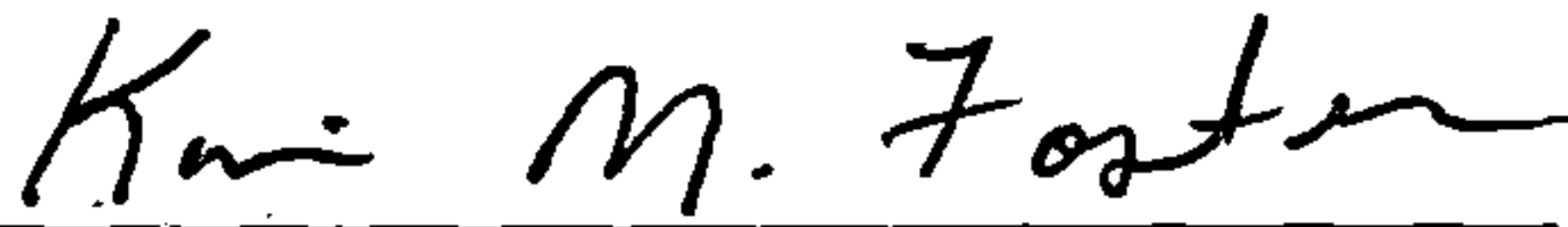
I am an attorney at law, and I am the scrivener who prepared a deed from William Venable, dated the 28th day of December, 2015, to William Allen Venable, Jr., recorded as Instrument # 20151230000443020 in the Probate Office of Shelby County, Alabama. There is an error in the legal description contained in the deed in that it described the property as being in Township 21 South when it is actually in Township 22 South. See attached Exhibit A where the correction is marked in two places.

This affidavit is given for the purpose of correcting the erroneous description as set out above.

In witness whereof, the undersigned has caused this affidavit to be executed this 16th day of August, 2023.


William R. Justice

Sworn to and subscribed before me
this 16th day of August, 2023.


Notary public

Prepared by William R. Justice, P.O. Box 587, Columbiana, AL 35051.



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EXHIBIT A

PARCEL 1

A PARCEL OF LAND AS SITUATED IN SECTION 4, TOWNSHIP ²²~~21~~ SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 4, AND THE NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 77; THENCE RUN SOUTH 58 DEGREES 57 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 479.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID NORTHERLY RIGHT OF WAY ALONG THE SAME COURSE FOR A DISTANCE OF 77.45 FEET; THENCE RUN NORTH 34 DEGREES 13 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 552.53 FEET; THENCE RUN NORTH 30 DEGREES 20 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 422.27 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE ALONG THE LAST COURSE FOR A DISTANCE OF 25 FEET MORE OR LESS TO THE SOUTHERLY SHORELINE OF A CREEK; THENCE MEANDER EASTERLY AND SOUTHEASTERLY ALONG THE SHORELINE OF SAID CREEK FOR A DISTANCE OF 1232 FEET MORE OR LESS; THENCE DEPARTING SAID SHORELINE RUN SOUTH 04 DEGREES 12 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 25 FEET TO A POINT BEING SOUTH 81 DEGREES 24 MINUTES 11 SECONDS EAST AND A DISTANCE OF 792.55 FEET FROM THE AFOREMENTIONED POINT "A"; THENCE RUN SOUTH 04 DEGREES 12 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 172.92 FEET; THENCE RUN SOUTH 62 DEGREES 21 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 354.51 FEET; THENCE RUN SOUTH 18 DEGREES 19 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 343.04 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY CONTAINS 9.31 ACRES MORE OR LESS.

PARCEL 2

A PARCEL OF LAND AS SITUATED IN SECTION 4, TOWNSHIP ²²~~21~~ SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 4, AND THE NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 77; THENCE RUN SOUTH 58 DEGREES 57 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 557.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID NORTHERLY RIGHT OF WAY ALONG THE SAME COURSE FOR A DISTANCE OF 8.65 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 330.61 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC LENGTH OF 194.92 FEET (DELTA = 33 DEGREES 46 MINUTES 49 SECONDS, CHORD LENGTH = 192.11 FEET, CHORD BEARING = SOUTH 40 DEGREES 59 MINUTES 41 SECONDS WEST) TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN SOUTH 23 DEGREES 57 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 427.39 FEET; THENCE RUN NORTH 65 DEGREES 52 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 606.46 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 1124.18 FEET TO THE POINT HEREINAFTER REFERED TO AS POINT "B"; THENCE CONTINUE ALONG THE SAME COURSE FOR A DISTANCE OF 25 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY SHORELINE OF A CREEK; THENCE MEANDER NORTHEASTERLY ALONG THE SHORELINE OF SAID CREEK FOR A DISTANCE OF 484 FEET MORE OR LESS; THENCE RUN SOUTH 30 DEGREES 20 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 25 FEET MORE OR LESS TO A POINT BEING NORTH 81 DEGREES 11 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 340.75 FEET FROM THE AFOREMENTIONED POINT "B"; THENCE CONTINUE SOUTH 30 DEGREES 20 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 422.27 FEET; THENCE RUN SOUTH 34 DEGREES 13 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 552.53 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY CONTAINS 17.61 ACRES MORE OR LESS.