



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/25/2023 10:15:09 AM
\$22.00 PAYGE
20230925000285440

Allen S. Byrd

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
Dominick Feld Hyde, P.C.
1130 22nd Street South
Birmingham, AL 35205
(205) 271-9679

STATE OF ALABAMA)
COUNTY OF SHELBY)

AFFIDAVIT EVIDENCING SCRIVENER'S ERROR

Before me, the undersigned Notary Public, personally appeared Richard W. Theibert, who being duly sworn deposes and says as follows:

My name is Richard W. Theibert and I am with the law firm Dominick Feld Hyde, PC. I am the closing agent for the transaction involving that certain Mortgage dated July 28, 2023, which was filed in the Office of the Judge of Probate of Shelby County, Alabama and recorded in Instrument No. 20230731000228900, between Flagstar Bank, N.A. and Bailey Skinner.

I, the undersigned, have examined the Mortgage prepared and find that upon preparation of this mortgage the clarification of the Mortgagor's, Bailey Skinner, marital status was not shown. Also, the A.P.N. of the property was incorrect on page 3.

From this date forward, let the records reflect that Bailey Skinner was unmarried at the time of the execution of the above mentioned mortgage and that the correct A.P.N. is 07-8-33-2-003-001.000.

This Affidavit is made for the purpose of duly acknowledging the scrivener's error in that drafting of said mortgage filed in the Office of the Judge of Probate of Shelby County, Alabama and also to induce Chicago Title Insurance Company to issue its title insurance policy to said mortgagee covering said mortgage.

FURTHER, Affiant saith not.

Richard W. Theibert

Richard W. Theibert

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Sworn to and subscribed before me this 20th day of September, 2023.

Tilisa Diane Parker Smith

Notary Public
My commission expires:

