



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2023 10:57:10 AM
\$22.00 JOANN
20231016000304800

Allen S. Beal

THIS INSTRUMENT WAS PREPARED BY:
MIKE T. ATCHISON,
ATTORNEY AT LAW
P. O. BOX 822
COLUMBIANA, AL 35051

STATE OF ALABAMA
SHELBY COUNTY

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Michael T Atchison who after being by me first duly sworn, deposes, and says on oath as follows:

My name is Michael T Atchison, and I am a licensed practicing attorney in Shelby County, Alabama. I was the preparer of deed recorded in Inst No. 20110902000259840 Probate Office Shelby County, Alabama. It has been brought to my attention that legal description contains an error.

The following legal description should not have been conveyed in the above mention deed:

All of Lots 1, 2, 3, and part of Lots 12, 13, 14, 15, 16, 17, and 18, of Block 138, in the Town of Shelby, according to E.S. Safford's Map of Shelby of 1819, as recorded in Map Book 3, Page 38 and 47, in the Office of Probate of Shelby County, Alabama, and being more particularly described as follows:
Commence at a set iron rod at the intersection of the West right of way margin of Seventh Street with the North right of way margin of Fourth Avenue, said point also being the Southeast corner of Lot 18, of Block 138, of said subdivision; thence run in a Westerly direction along said North right of way margin for a distance of 150.00 feet to a set iron rod at the Southwest corner of Lot 13 of said Block 138; thence with an interior angle left of 90 degrees 14 minutes run in a Northerly direction for a distance of 120.00 feet to a set iron rod, said point being the point of beginning; thence with an interior angle left of 269 degrees 46 minutes run in a Westerly direction for a distance of 25.00 feet to a set iron rod on the South right of way margin of the abandoned Heart of Dixie Railroad; thence with an interior angle right of 38 degrees 45 minutes, run in a Northeasterly direction along said South right of way margin for a distance of 159.75 feet to a set iron rod; thence, with an interior angle left of 51 degrees 29 minutes, run in a Southerly direction for a distance of 80.00 feet to a set iron rod; thence with an interior angle left of 269 degrees 46 minutes, run in an Easterly direction for a distance of 50.00 feet to a set iron rod on the West margin of Seventh Street; thence, with an interior angle left of 91 degrees 41 minutes, run in a Southerly direction along said West right of way margin for a distance of 20.01 feet to a set iron rod; thence with an interior angle left of 88 degrees 19 minutes run in a Westerly direction for a distance of 150.50 feet to the point of beginning.

Lots Nos. 4 and 5, in Block 138, according to Safford's Survey of the Town of Shelby, as recorded in the Office of the Probate Court of said County.

Michael T. Atchison
Affiant - Michael T Atchison

STATE OF ALABAMA
SHELBY COUNTY

Sworn to and subscribed before me, this
The 13th day of October, 2023.

April Clark
Notary Public
My Commission Expires: 9-1-2024

