

SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that before me personally appeared **Thomas Cassick** who is known to me and being by me first duly sworn on his oath deposes and says as follows:

My name is **Thomas Cassick** and I am the Attorney who prepared the Warranty Deed filed for record in **Instrument #20230914000277230** in the Probate Office of Shelby County, Alabama by and between The City of Pelham and Southeastern Construction Partners, LLC. The undersigned has reviewed said Warranty Deed and hereby states that the Exhibit A – Legal Description contained an omission and should read as follows:

Exhibit A – Legal Description

Lot 1, according to the Resurvey of Pelham Fire Station No. 3 as recorded in Map Book 58, Page 67, in the Probate Office of Shelby County, Alabama.

As further described by metes and bounds as follows:

A parcel of land located in Section 19, Township 20 South, Range 2 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 20 South, Range 2 West; thence S 89°28'49" E and run along North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 564.54 feet; thence S 0°30' E and run 25.32 feet to a point on the Southerly right-of-way of County Road No. 52, this point being the point of beginning; thence S 80°23'51" E and run along said right-of-way 103.05 feet to the point of a curve to the left, said curve having a central angle of 6°42'40" and a radius of 1310.56 feet, run along said right-of-way and arc of said curve 153.51 feet; thence S 17°33'49" W and run 221.00 feet; thence N 64°26'07" W and run 150.00 feet to the point of a curve to the right, said curve having a central angle of 69°09'13" and a radius of 154.8 feet, run along arc of said curve 186.84 feet to the point of a curve to the right, said curve having a central angle of 94°54'14" and a radius of 30.40 feet, run long arc of said curve 50.35 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and Except:

A part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 19, Township 20 South, Range 2 West identified as Tract No. 7 on Project No. STPBH-7132(003), Shelby County, Alabama and being more described as follows:

Commencing at the northwest corner of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence easterly along the north line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 407.31 feet, more or less, to a point on the existing Right-of-Way line being southerly of the centerline of project STPBH-7132(003); thence easterly along the said existing Right-of-Way line for a distance of 157.50 feet, more or less, to the point of intersection of the existing Right-of-Way line easterly of Applegate Circle, being the point of beginning of the property herein to be conveyed; thence southerly along

the said existing Right-of-Way line easterly of Applegate Circle a distance of 42.99 feet, more or less; thence southerly along the said existing Right-of-Way line easterly of Applegate Circle a distance of 15.30 feet, more or less, to a point 98 feet, more or less, southerly of and at a right angle to said centerline at station 61+87.20; thence northerly and easterly along a line to point 53 feet, more or less, southerly of and at a right angle to said centerline at station 62+21.96 for a distance of 56.75 feet, more or less; thence easterly along a line to a point 58 feet, more or less, southerly of and at a right angle to said centerline at station 63+75 for a distance of 157.48 feet, more or less; thence southerly and easterly along a line to a point 87 feet, more or less, southerly of and at a right angle to said centerline at station 64+05 for a distance of 42.81 feet, more or less; thence easterly along a line to a point on the easterly existing property line 88.79 feet, more or less, southerly of and at a right angle to said centerline a distance of 52.69 feet, more or less; thence northerly along easterly property line a distance of 38.70 feet, more or less; thence westerly along said existing Right-of-Way line a distance of 258.95 feet, more or less, to the point of beginning.

Therefore, this Scrivener's Affidavit is for the express and specific purpose of correcting the Exhibit A – Legal Description in said Warranty Deed stated above.

ALL OTHER PARTICULARS SHALL REMAIN THE SAME.

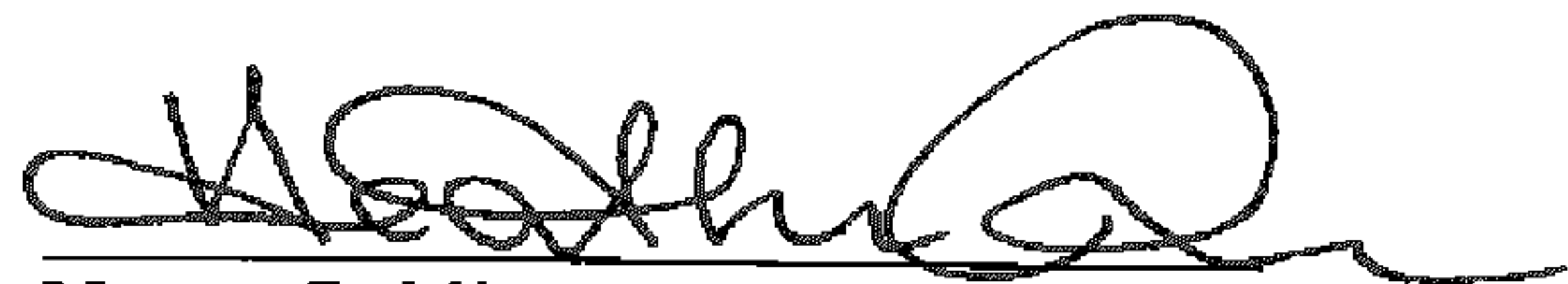
Further affiant saith not.


Thomas Cassick

STATE OF Alabama
COUNTY OF Jefferson

SWORN to and subscribed before me this 30 day of October, 2023.




Notary Public
My Commission Expires: 8-6-24

ATN1009



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/30/2023 01:56:50 PM
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