

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

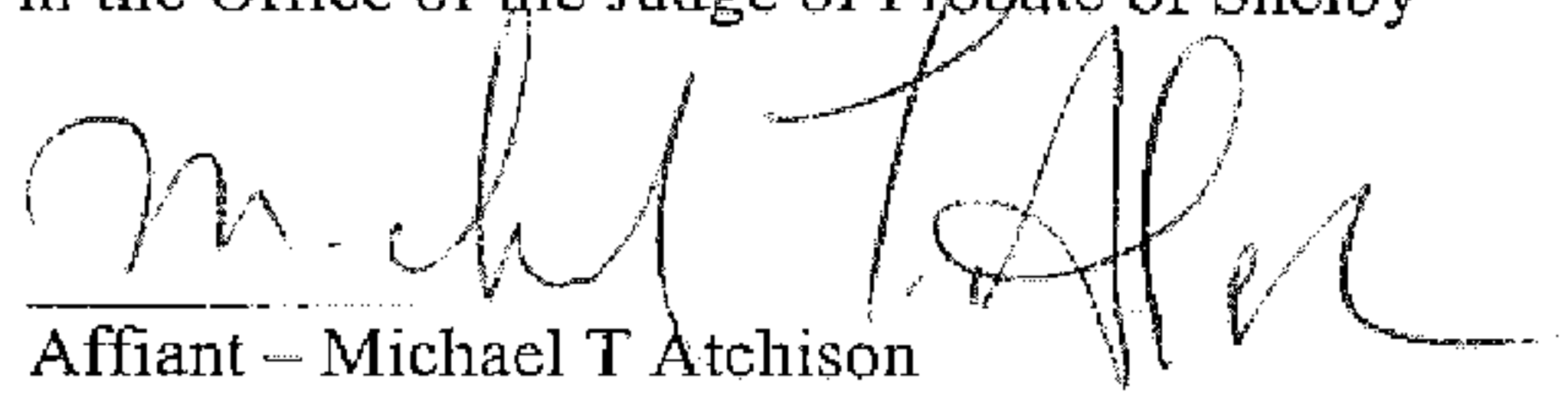
Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Michael T Atchison who after being by me first duly sworn, deposes, and says on oath as follows:

My name is Michael T Atchison, and I am a licensed practicing attorney in Shelby County, Alabama. I was the preparer of a deed recorded in Inst No. 20230522000150540 Probate Office Shelby County, Alabama. It has been brought to my attention that the legal description contains an error in that 0.06 acres was omitted from the survey.

The following legal description should correct the property conveyed in the above mention deed:

Commence at the NW Corner of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama; thence S04°47'00"E a distance of 420.14' to the POINT OF BEGINNING; thence N89°24'00"E a distance of 633.01' to the centerline of a 60' Easement, as recorded in Inst. #20020920000453790; thence S05°17'59"E and along said centerline a distance of 134.29'; thence S87°51'39"W and leaving said centerline a distance of 525.30'; thence S05°17'59"E a distance of 525.65' to the centerline of above said 60' Easement; thence S87°51'39"W and along said centerline a distance of 112.50'; thence S87°21'01"W and along said centerline a distance of 738.88' to the intersection of the centerline of said easement and the southeasterly line of a 60' Easement, as recorded in Inst. #19920622000118471; thence S54°58'01"W and along the southeasterly line of easement a distance of 437.26'; thence N78°15'27"W and leaving said southeasterly line of easement a distance of 81.92' to the northwesterly line of above said 60' easement; thence N54°52'45"E and along said northwesterly line of said 60' easement a distance of 92.18'; thence N55°00'02"E and along the northwesterly line of said 60' easement a distance of 70.82'; thence N06°03'29"W and leaving said easement a distance of 240.31'; thence S83°55'12"W a distance of 53.89'; thence N04°14'13"W a distance of 318.61', said point lying in Spring Creek; thence N83°09'29"E a distance of 216.89', said point lying in Spring Creek; thence S42°23'07"E a distance of 116.90', said point lying in Spring Creek; thence S43°31'37"W a distance of 20.42' to the approximate center of Springs Creek; thence S04°23'38"E and along said approximate center of Spring Creek a distance of 13.93'; thence S20°47'08"W and along said approximate center of Spring Creek a distance of 26.67'; thence S45°14'44"W and along said approximate center of Spring Creek a distance of 14.02'; thence S24°26'09"W and along said approximate center of Spring Creek a distance of 30.99'; thence S45°24'24"E and along said approximate center of Spring Creek a distance of 45.24'; thence S30°28'14"E and along said approximate center of Spring Creek a distance of 32.50'; thence S66°03'40"E and along said approximate center of Spring Creek a distance of 42.81'; thence S43°36'08"E and along said approximate center of Spring Creek a distance of 33.22'; thence S57°18'44"E and along said approximate center of Spring Creek a distance of 27.29'; thence S10°10'11"W and along said approximate center of Spring Creek a distance of 5.05'; thence S39°40'43"W and along said approximate center of Spring Creek a distance of 17.06'; thence S76°01'11"W and along said approximate center of Spring Creek a distance of 32.16'; thence S10°50'05"W and along said approximate center of Spring Creek a distance of 34.74'; thence S19°54'21"W and along said approximate center of Spring Creek a distance of 24.45'; thence S26°57'20"W and along said approximate center of Spring Creek a distance of 33.83'; thence S47°59'12"E and along said approximate center of Spring Creek a distance of 40.16' to the centerline of a 60' Easement, as recorded in Deed Book 356, Page 1; thence N44°24'34"E, leaving said approximate center of Spring Creek and along said centerline of easement, a distance of 710.88', (centerline of said easement leaves said property line at distance 562.88'); thence N89°24'00"E a distance of 268.67'; thence N04°50'04"W a distance of 196.37' to the POINT OF BEGINNING.

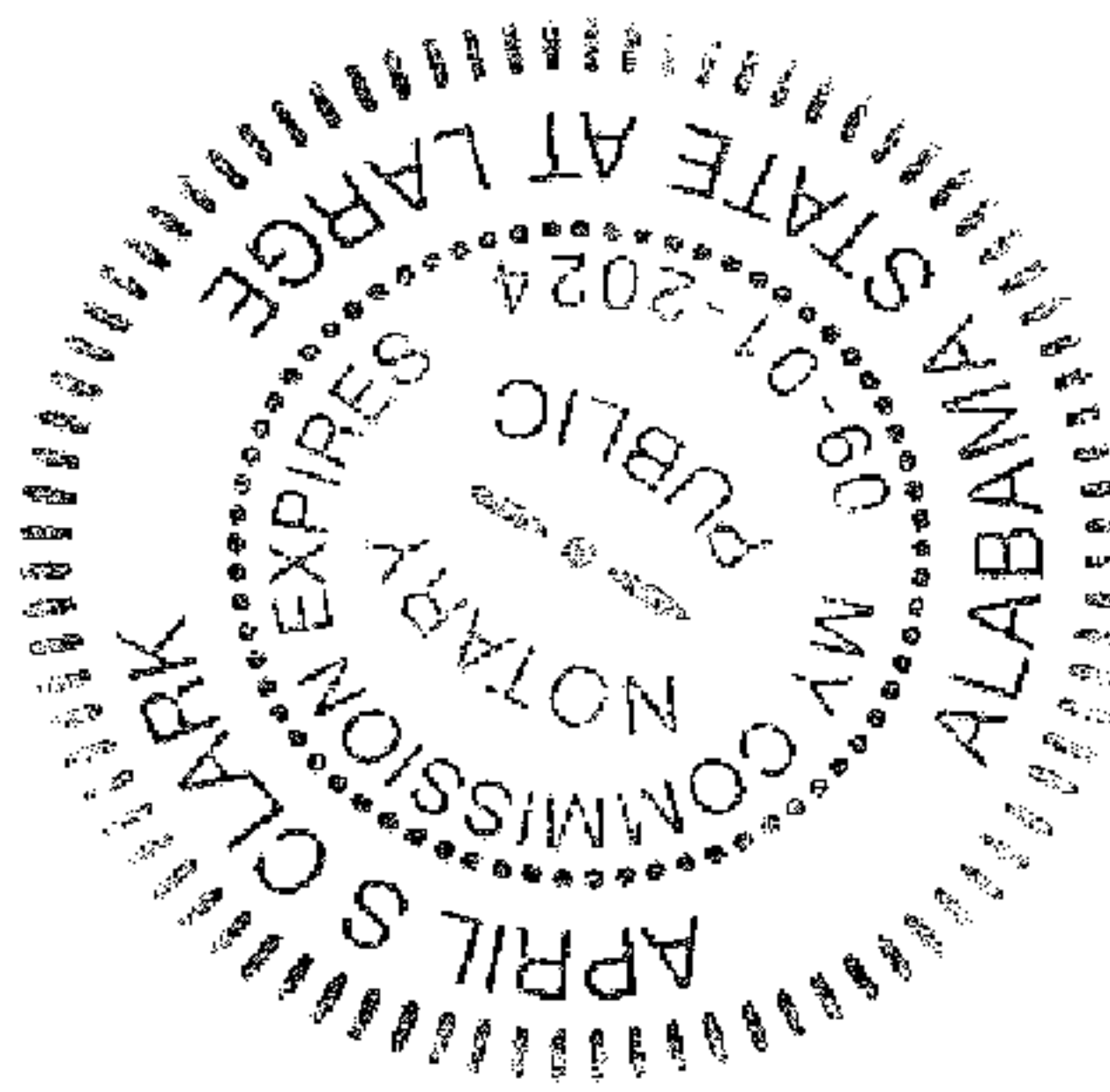
SUBJECT TO / ALSO AND INCLUDING a 60' Easement, as recorded in Deed Book 356, Page 1, Instrument #19920622000118471 and Instrument #20020920000453790, in the Office of the Judge of Probate of Shelby County, Alabama.


Affiant – Michael T Atchison

STATE OF ALABAMA
SHELBY COUNTY

Sworn to and subscribed before me, this
The 31st day of October, 2023.


Notary Public
My Commission Expires: 9-1-2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2023 08:06:51 AM
\$25.00 PAYGE
20231101000320020

