



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2023 12:55:39 PM
\$24.00 BRITTANI
20231121000340770

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AFFID 1/1

Allen S. Byrd

Prepared by and Return To:
North Star Title Services, LLC
3780 Northpoint Dr
Marietta GA 30062

Cross Reference To:
Instrument No. 20030410000217710

STATE OF ALABAMA
COUNTY OF SHELBY

SCRIVENER'S AFFIDAVIT

Personally appeared before the undersigned officer duly authorized to administer oaths, Anne R. Strickland who, being duly sworn, deposes and states on oath as follows;

2.

I was the scrivener of a Warranty Deed dated April 3, 2003, wherein **Matthew Lee Remick** and wife, **Jennifer Thomas Remick** conveyed their property at 1409 Oak Park Circle, Helena 35080 (hereafter referred to as the "Property") to **James Hepburn and wife, Meredith Roberts**, and recorded in Instrument No. 20030410000217710 in the Office of the Judge of Probate of Shelby County, Alabama.

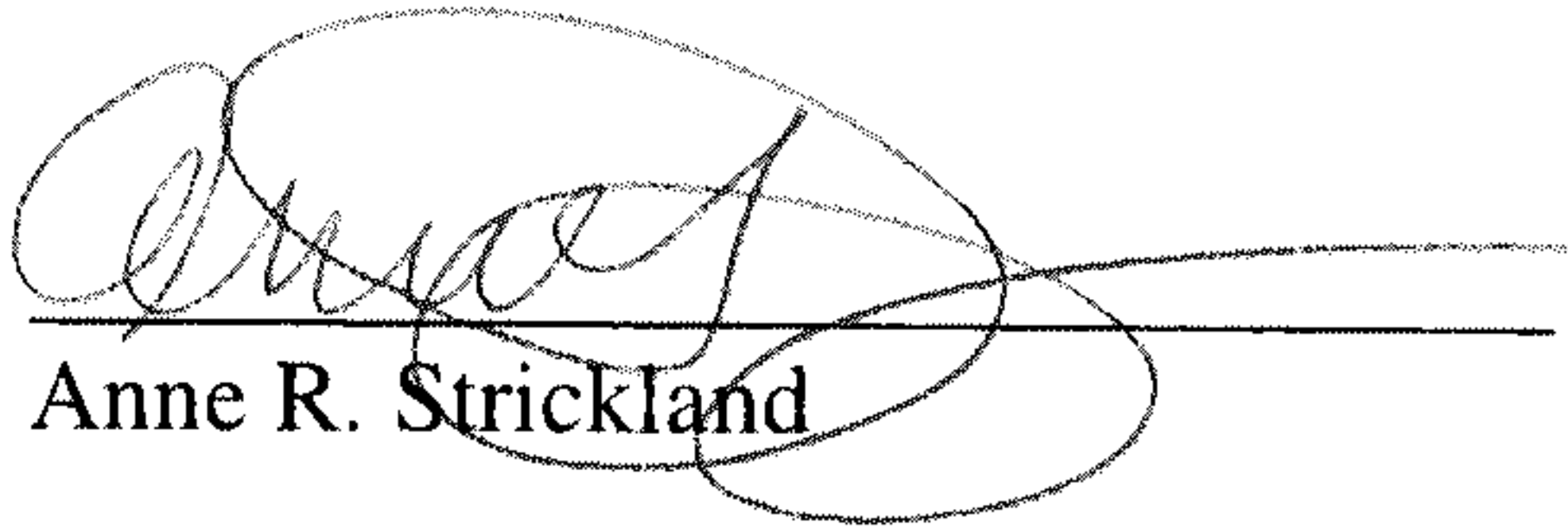
3.

That within the legal description an additional number was inadvertently added to the Map Book. **The correct Map Book and Page Number is as follows "as recorded in Map Book 23, Page 129, in the Probate Office of Shelby County, Alabama."** ALL OTHER DESCRIPTIVE TERMS AND THE REMAINING LEGAL DESCRIPTION IN SAID DEED ARE CORRECT.

4.

Be it known henceforth that the correct Map Book for the "Property" is Map Book 23.

Further Affiant sayeth not.


Anne R. Strickland

Sworn to and subscribed before me this 18th day of
November, 2023


Notary Public-State of Alabama
Print Name: LORI HOPSON
My commission expires: 7/12/27

