



20240125000019820 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
01/25/2024 01:38:05 PM FILED/CERT

This Instrument Prepared by:

Name: Janey Whitney, Attorney at Law/NCLL
Address: P.O. Box 5076 Largo, FL 33779-5076

STATE OF ALABAMA) **SCRIVENER'S AFFIDAVIT**
COUNTY OF SHELBY)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Janey L. Whitney who, being first duly sworn deposes and says as follows:

My name is Janey L. Whitney, and I prepared that certain Quitclaim Deed in which the **NORTH ALABAMA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH**, as Grantor, conveyed certain real property to **MORNINGSTAR UNITED METHODIST CHURCH, INC.**, an Alabama nonprofit corporation, as Grantee, Quitclaim Deed was recorded with the Judge of Probate of Shelby County, Alabama as Instrument Number 20230608000 172320 on June 8, 2023 (the "Deed"). The Deed contains one error. The reference to the Legal Description in Exhibit A for Parcel 2 is hereby replaced in its entirety:

The correct Legal Description in "Exhibit A" should set forth:

Parcel 2:

Part of the East 1/2 of the NE 1/4 and part of the NE 1/4 of the SE 1/4 both in Section 31, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the NE corner of the SE 1/4 of the NE 1/4 of said Section 31, run in a southerly direction along the east line of said section for a distance of 1318.97 feet to an existing iron rebar set by Laurence D. Weygand; then turn an angle to the right of 54 degrees 51 minutes 55 seconds and run in a southwesterly direction for a distance of 511.71 feet to an existing iron rebar; then turn an angle to the right of 117 degrees 44 minutes 18 seconds and run in a northerly direction for a distance of 852.21 feet to an existing iron rebar set by Laurence D. Weygand; then turn an angle to the left of 116 degrees 27 minutes 06 seconds and run in a southwesterly direction for a distance of 223.39 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 116 degrees 27 minutes 06 seconds and run in a northerly direction for a distance of 111.69 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 63 degrees 32 minutes 54 seconds and run in a northeasterly direction for a distance of 223.39 feet to an existing iron rebar set by Laurence D. Weygand and being on a curve, said curve being concave in a westerly direction and having a central angle of 17 degrees 30 minutes 31 seconds and a radius of 657.59 feet; thence turn an angle to the left (76 degrees 53 minutes 06 seconds to the chord of said curve) and run in a northerly and northwesterly direction along the arc of said curve for a distance of 200.95 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right (76 degrees 53 minutes 06 seconds from the chord of last mentioned curve) and run in a northeasterly direction for a distance of 666.36 feet to an existing rebar set by Laurence D. Weygand; thence turn an angle to the left of 56 degrees 09 minutes 07 seconds and run in a northerly direction for a distance of 361.22 feet, more or less, to an existing iron rebar set by Laurence D. Weygand being on the south right-of-way line of Shelby County Highway #11; thence turn an angle to the right of 56 degrees 09 minutes 07 seconds and run in a



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northeasterly direction along the south right-of-way line of said Shelby County Highway #11 for a distance of 72.24 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 123 degrees 50 minutes 53 seconds and run in a southerly direction along the east line of said Section 31 for a distance of 302.25 feet, more or less, to the point of beginning.

Also known as Lot 1, according to the Morningstar United Methodist Church recorded as Map Book 29, Page 64 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Description of a 60 foot wide roadway easement lying 30 feet in either side of the centerline, said centerline being more particularly described as follows:

Part of the SE 1/4 of the NE 1/4 of Section 31, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From the NE corner of said SE 1/4 of the NE 1/4 of said Section 31, run in a Westerly direction along the North line of said 1/4-1/4 section for a distance of 476.57 feet to a point of intersection with the southeast right of way line of Shelby County Highway No. 11; thence turn an angle to the left of $31^{\circ}47'08''$ and run in a Southwesterly direction along the Southeast right of way line of said Shelby County Highway No. 11 for a distance of 596.55 feet to the point of beginning, thence turn an angle to the left of 90 degrees and run in a Southeasterly direction for a distance of 250.00 feet to the point of beginning of a curve, said curve being concave in a Westerly direction and having a central angle of $26^{\circ}27'06''$ and radius of 425.49 feet; thence turn an angle to the right and run in a Southeasterly and Southerly direction along the arc of said curve for a distance of 196.44 feet; thence run in a Southerly direction along a line tangent to the end of said curve for a distance of 178.66 feet, more or less to the point of beginning.

LESS AND EXCEPT Part of Lot 1, Morningstar United Methodist Church as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 29, Page 64, being more particularly described as follows:

Beginning at an existing iron rebar marking one of the corners of said Lot 1 and being the most Westerly corner of said Lot 1, run in a Northeasterly direction along a property line of said Lot 1 for a distance of 223.39 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of $116^{\circ}27'06''$ and run in a Southerly direction for a distance of 111.69 feet to an existing iron rebar marking one of the existing corners of said Lot 1; thence turn an angle to the right of $63^{\circ}32'54''$ and run in a Southwesterly direction along the property line of said Lot 1 for a distance of 223.39 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of $116^{\circ}27'06''$ and run in a Northerly direction for a distance of 111.69 feet, more or less, to the point of beginning.



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This Affidavit is made for the purpose of correcting the legal description to the Deed recording information on "Exhibit A".

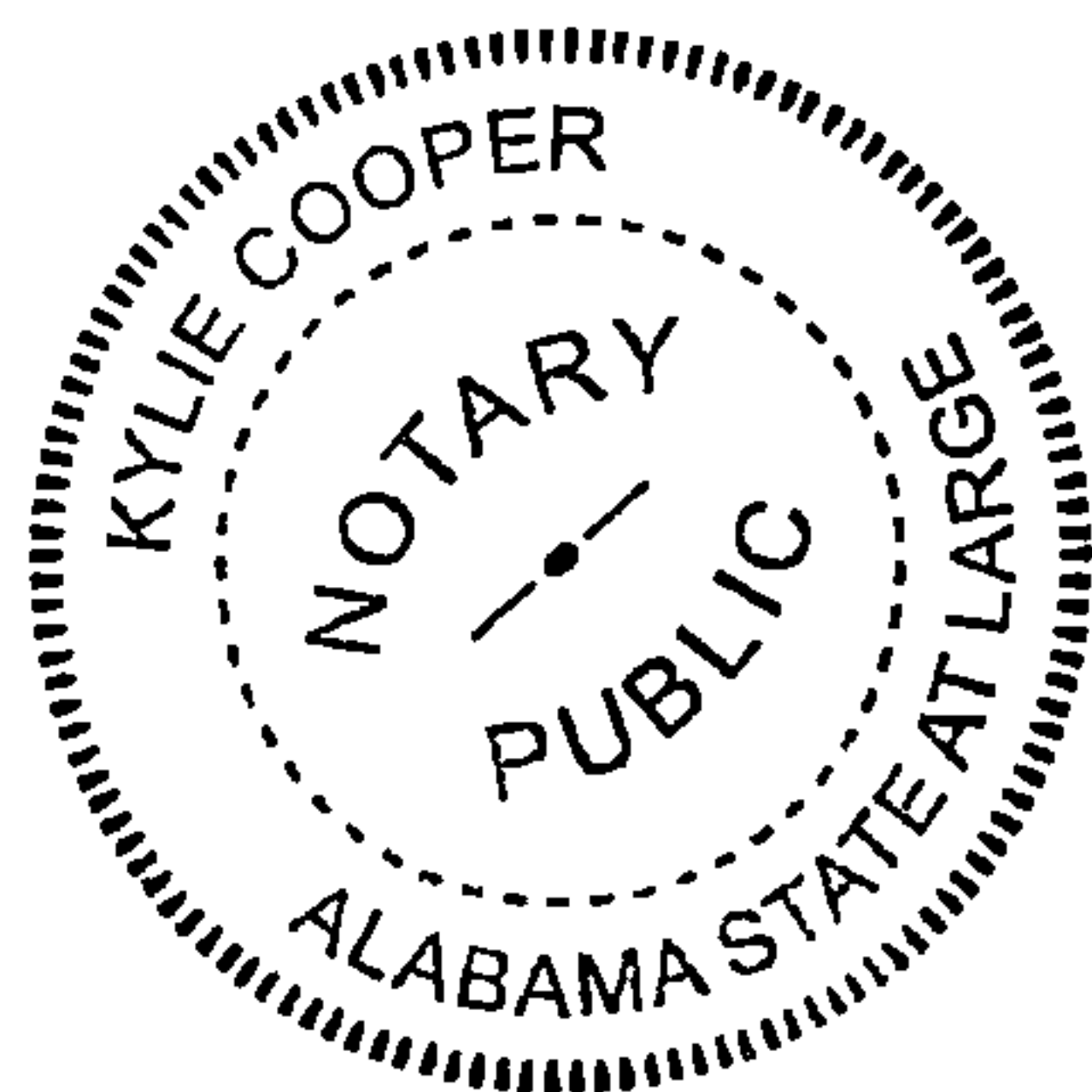
IN WITNESS WHEREOF, Janeyl Whitney has hereunto set his hand and seal, this 24th of January, 2024.

Janeyl Whitney
Attorney Name:

STATE OF ALABAMA §
COUNTY OF SHELBY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Janeyl Whitney, whose name is signed to the foregoing instrument and who is known to me, acknowledged before on this day that being informed of the consent of the instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of January, 2024.



Kylie Cooper
Notary Public
My Commission Expires: 9-21-2025

[SEAL]