

SCRIVENER’S AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for said State and County personally appeared B. Christopher Battles, who, being by me first duly sworn, deposes and says as follows:

My name is B. Christopher Battles. On or about January 19, 2024, my office prepared a Warranty Deed from **George B. Hinds and Tracey J. Hinds to Rebecca Nicole Blackwell**, and filed for record in **Instrument #20240119000015120** in the Probate Office of Shelby County, Alabama on January 19, 2024. An error was made in the legal description of the attached Exhibit “A” of said document which read as follows:

**A parcel of land located in the NW 1/4 - NW1/4 of Section 22 and the SW 1/4 – SW 1/4 of Section 15, Township 20 South, Range 3 West, more particularly described as follows:
Begin at the SW corner of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence N 01°03'47" W a distance of 205.83 feet to a 5/8" rebar; thence S 89°55'29" E a distance of 209.23 feet to a capped rebar in asphalt; thence S 01°51'20" W a distance of 308.59 feet to a ½" rebar; thence N 88°19'38" W a distance of 193.66 feet to a 5/8" rebar; thence N 01°04'57" W a distance of 97.27 feet to the Point of Beginning. Said parcel having an area of 61587.75 square feet, 1.414 acres more or less.**

Together with: 20’ Wide Ingress/Egress & Utility Easement

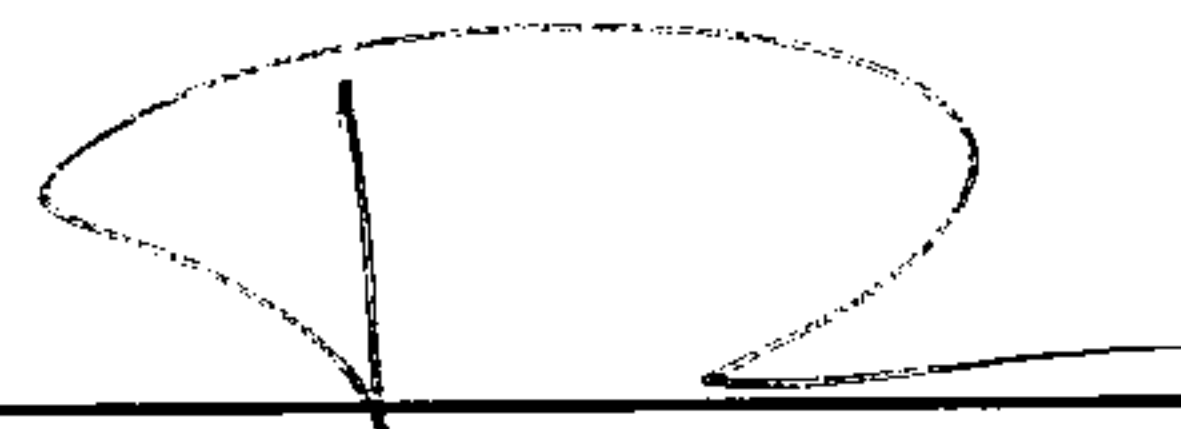
**A portion of the NW 1/4 - NW1/4 of Section 22 and the SW 1/4 – SW 1/4 of Section 15, Township 20 South, Range 3 West, more particularly described as follows:
Begin at the SW corner of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 01°04'57" E a distance of 27.58 feet to The Point of Beginning of the 20’ Wide Ingress/Egress & Utility Easement; thence S 58°05'04" W a distance of 124.10 feet; thence S 01°54'56" E a distance of 301.59 feet to a 3/8" steel rod in asphalt; thence S 75°49'24" E a distance of 105.91 feet to a 3/4" axle; thence S 85°30'45" E a distance of 20.00 feet; thence N 04°29'15" E a distance of 20.00 feet; thence N 85°30'45" W a distance of 18.30 feet; thence N 75°49'24" W a distance of 89.17 feet; thence N 01°54'56" W a distance of 275.00 feet; thence N 58°05'04" E a distance of 100.61 feet; thence N 01°04'57" W a distance of 23.29 feet to The Point of Beginning; Said easement having an area of 10346.87 square feet, 0.238 acres more or less.**

Whereas, the legal description on said Exhibit “A” of the **Warranty Deed** should also include the following description:

Lot 2 of the Hinds Old Tuscaloosa Family Subdivision, as recorded in Map Book 59, Page 8.

This affidavit is given for the purpose of correcting the error in said Warranty Deed and confirming said error was a typographical error.

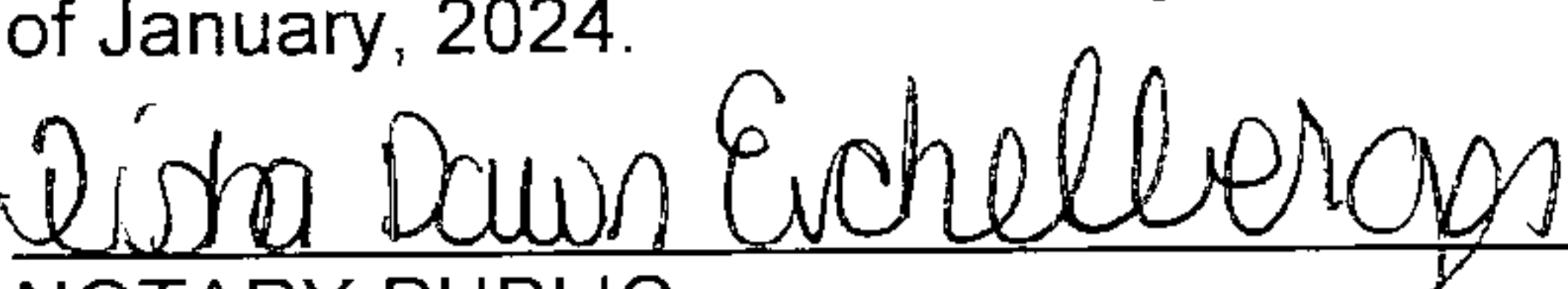
Further affiant sayeth not.


B. CHRISTOPHER BATTLES

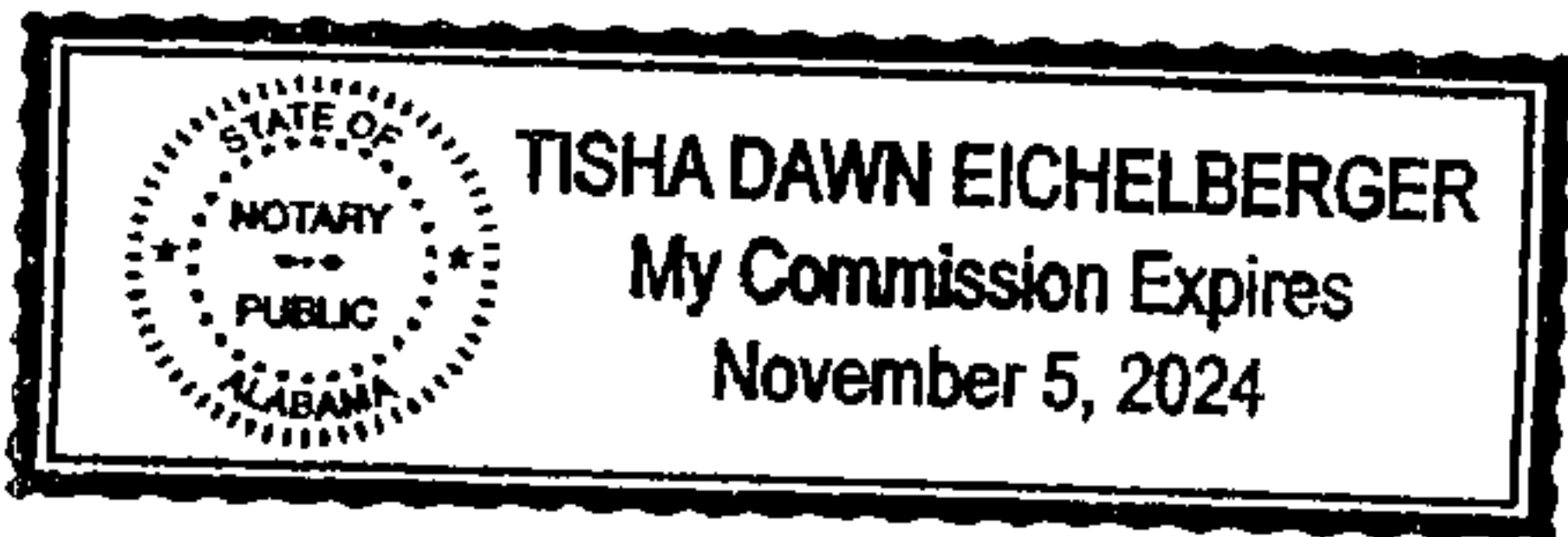
STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and seal this the 25th day of January, 2024.


NOTARY PUBLIC
My Commission Expires: 11/5/2024

PREPARED BY:
B. Christopher Battles
3150 Highway 52, West
Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/26/2024 10:14:57 AM
\$23.00 JOANN
20240126000020430

Allen S. Bayle