

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 22,2024, my office prepared a Warranty Deed from **SDH Alabama, LLC to Nolan Gregg Vinson and Katelyn Burnett Vinson**, and filed for record in Instrument #20240206000029380 in the Probate Office of Shelby County, Alabama on February 6, 2024. My office was also responsible for attaching the legal description (Exhibit "A") to the mortgage from **Nolan Gregg Vinson and Katelyn Burnett Vinson to FBC Mortgage, LLC**, as recorded in Instrument #20240206000029390 in the Probate Office of Shelby County, Alabama on February 6, 2024. An error was made in the legal descriptions of said documents which read as follows:

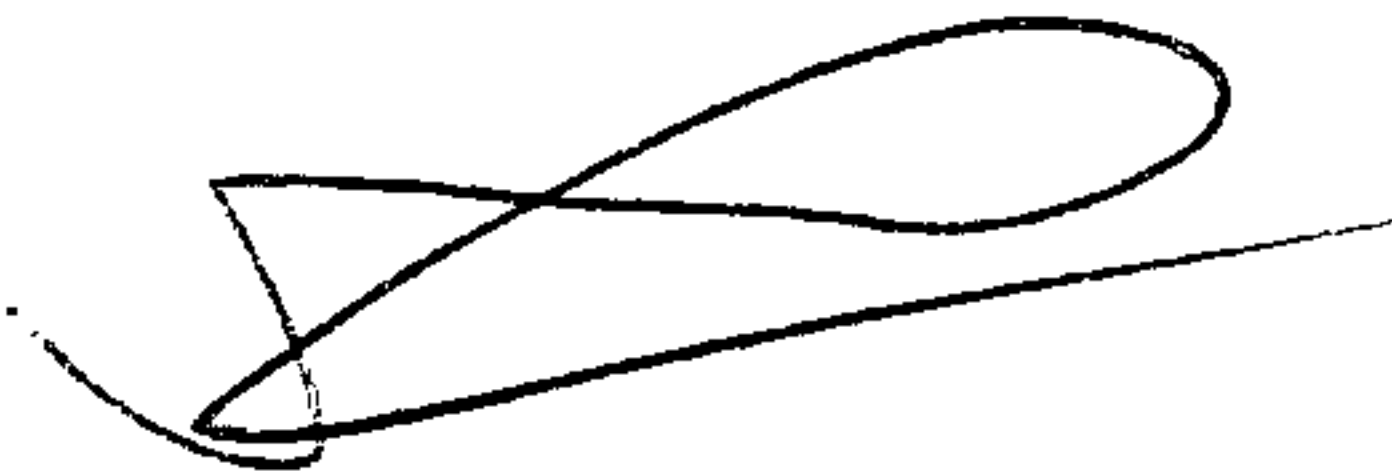
Lot 428, according to the Final Plat of Springs Crossing Sector 4, as recorded in Map Book 58, Page 4, in the Probate Office of Shelby County, Alabama.

Whereas, the legal description on said **Warranty Deed** and Exhibit "A" of said **Mortgage** should read as follows:

Lot 28, according to the Final Plat of Springs Crossing Sector 4, as recorded in Map Book 58, Page 4, in the Probate Office of Shelby County, Alabama.

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

Further affiant sayeth not.



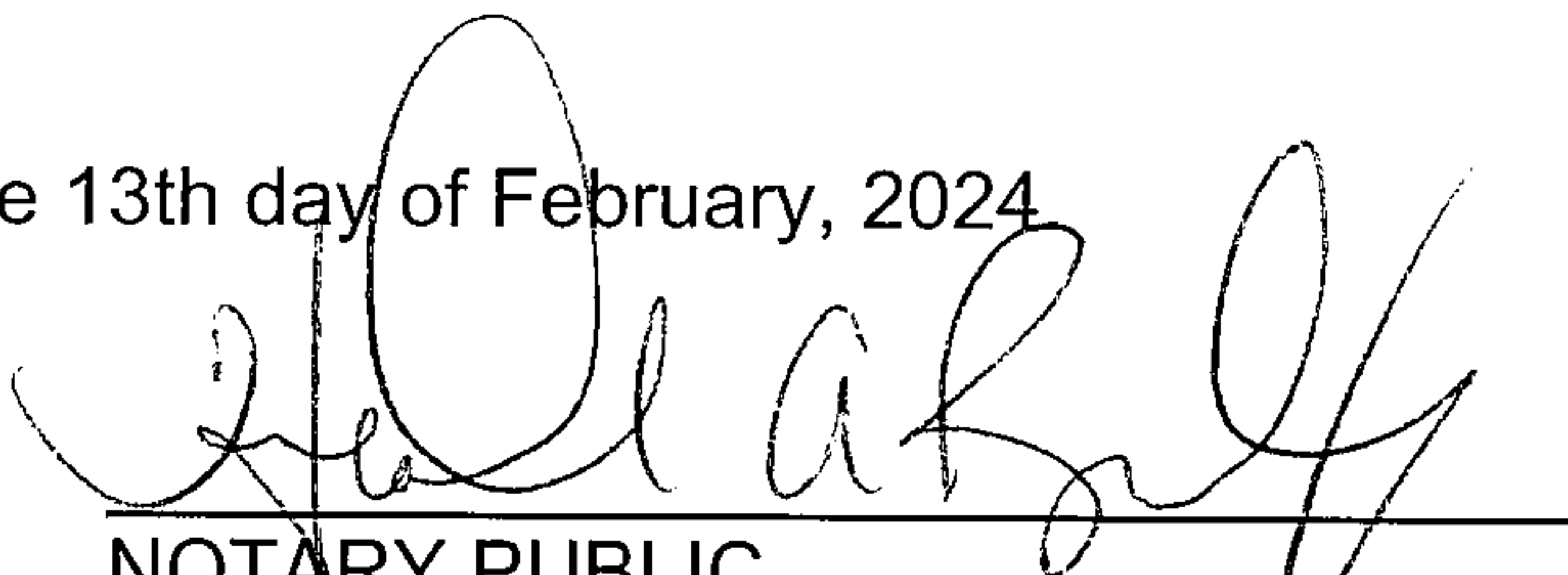
B. CHRISTOPHER BATTLES

STATE OF ALABAMA

COUNTY OF SHELBY

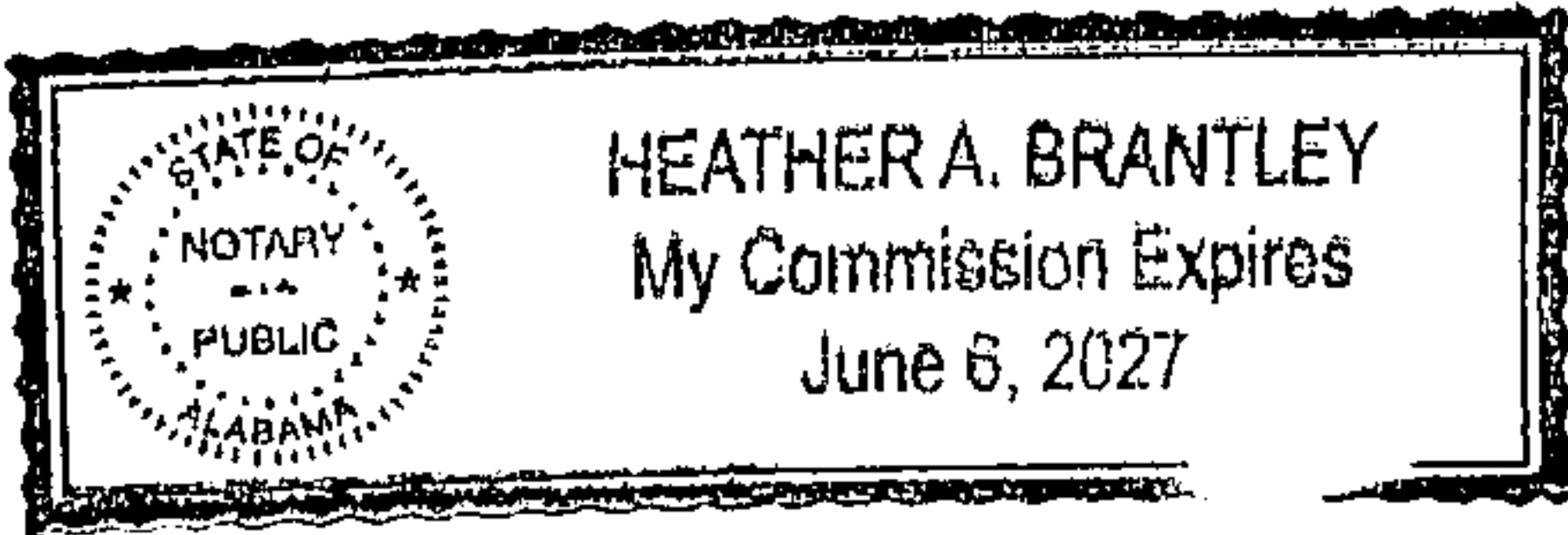
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **B. Christopher Battles** whose name is signed to the foregoing document, and who is known to me acknowledged before me on this date, that being informed of the contents of this document he executed the same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

Given under my hand and seal this the 13th day of February, 2024



NOTARY PUBLIC
My Commission Expires: 6/6/2027

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
02/13/2024 11:46:27 AM
\$25.00 BRITTANI
20240213000036360

Heather A. Brantley