

SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that before me personally appeared Jack R. Thompson, Jr., who is known to me and being by me first duly sworn on his oath deposes and says as follows:

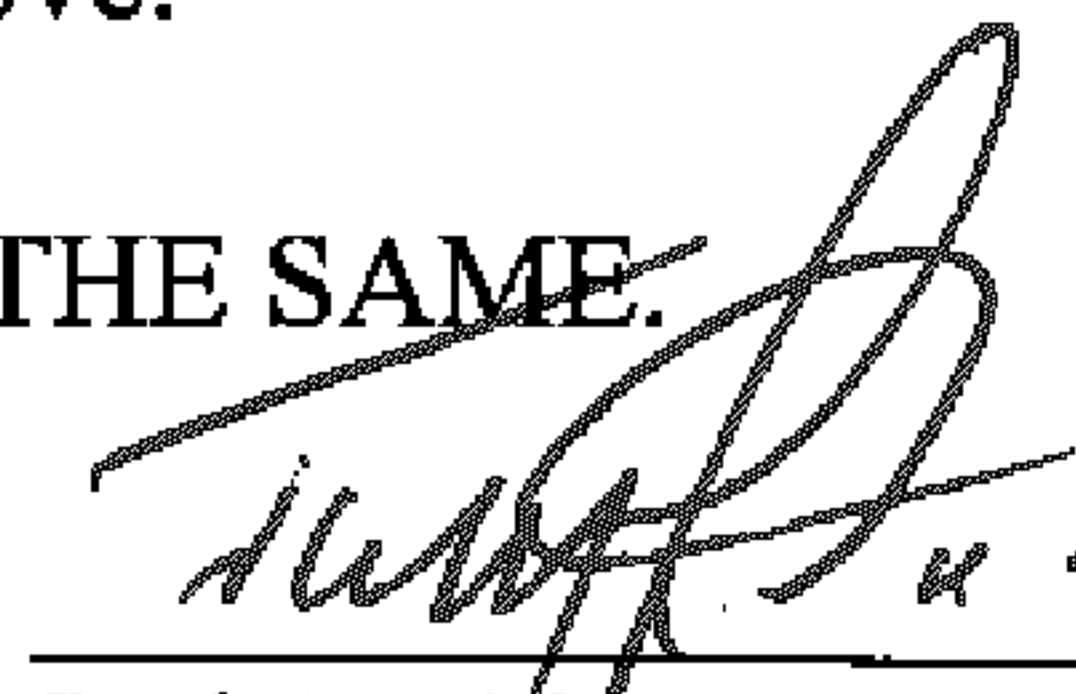
My name is Jack R. Thompson, Jr. and I am the Attorney who prepared the DEED filed for record in Instrument #20240201000025900 by and between Deryl W. Owens and John Phillips and KJP Capital, LLC, an Alabama Limited Liability Company in the Probate Office of Shelby County, Alabama. The undersigned has reviewed said Deed and hereby states the legal description was incorrectly typed and should read as follows:

A parcel of land in the SW¼ of the SW¼ of Section 14, Township 19 South, Range 2 West lying in Shelby County, Alabama.

Commence at the NE corner of the SW¼ of the SW¼ of Section 14, Township 19 South, Range 2 West; thence run West along the North line of said ¼-¼ section a distance of 248.55 feet; thence turn 50°42'07" and run Southwesterly a distance of 296.40 feet to the point of beginning; thence turn right 51°35'25" and run West a distance of 218.97 feet to the centerline of an existing 30' reserved **access** strip; thence turn 91°35'25" and run South along said centerline a distance of 221.58 feet; thence turn left 81°34' and run Easterly a distance of 75.0 feet; thence turn left 65°51'40" and run Northeasterly a distance of 268.77 feet to the point of beginning. A part of Lot 7 of the Nellie Geraldine Wooten Estate as recorded in Map Book 4, Page 84 in the Probate Office of Shelby County, Alabama.

Therefore, this Scrivener's Affidavit is for the express and specific purpose of the typographical error of the legal description in said Deed stated above.

ALL OTHER PARTICULARS SHALL REMAIN THE SAME.
Further affiant saith not.



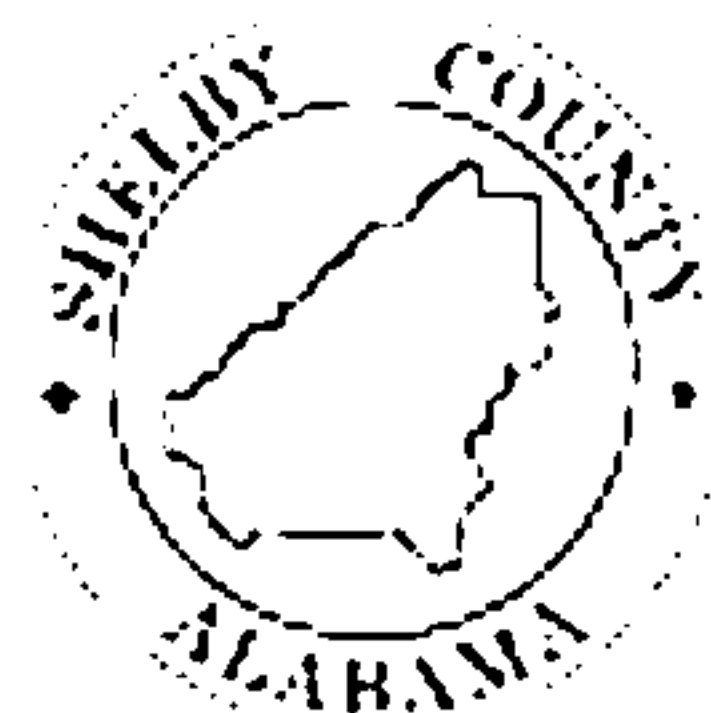
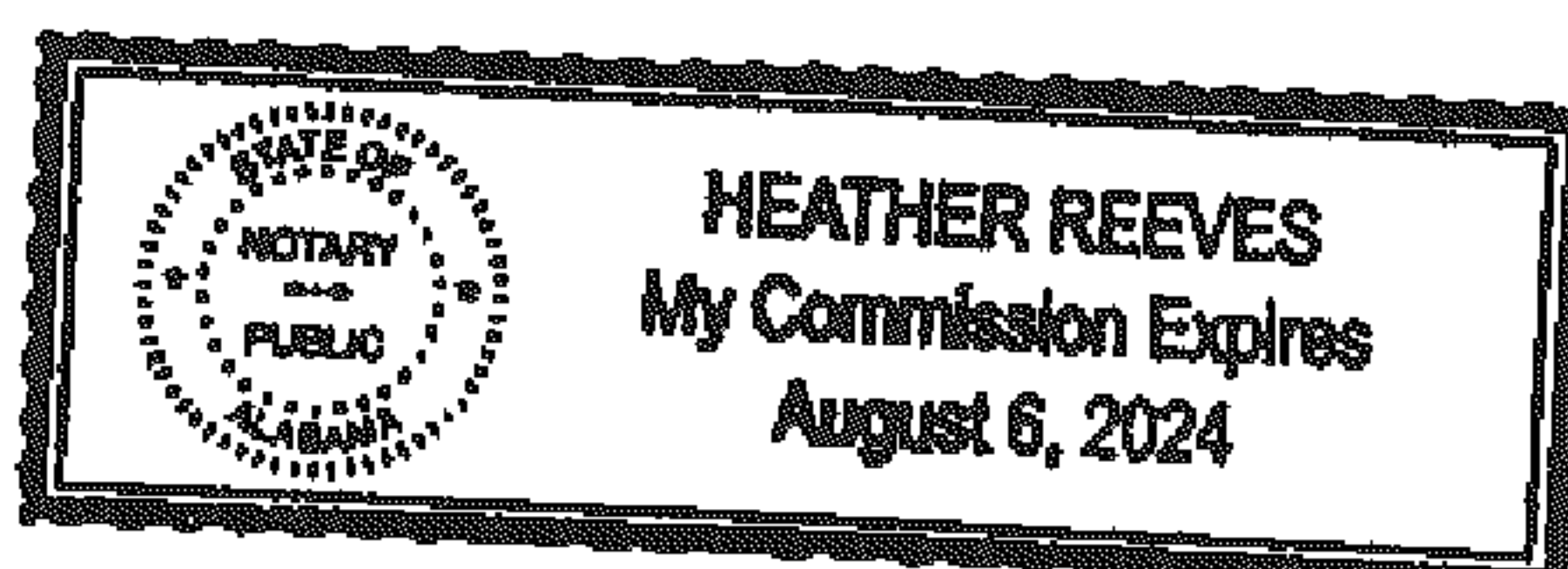
Jack R. Thompson, Jr.

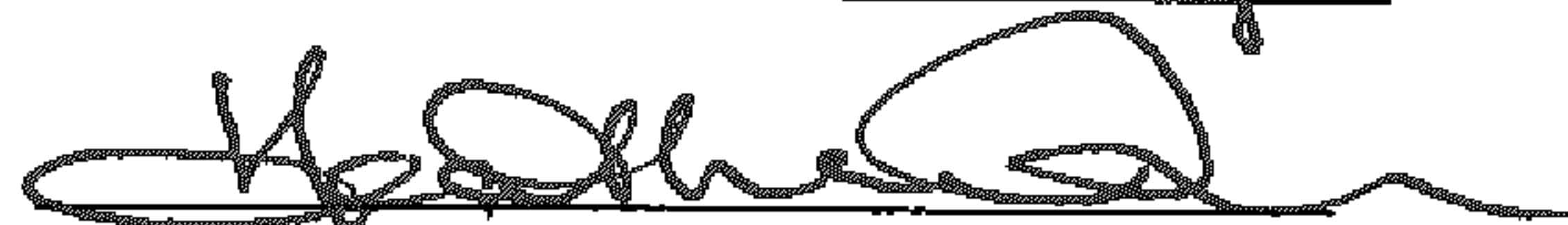
Jack R. Thompson Jr.
Print Name

STATE OF ALABAMA
COUNTY OF JEFFERSON

SWORN to and subscribed before me this 15 day of February, 2024.

ATB4023




Notary Public
My Commission Expires: 8-6-24

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/16/2024 09:15:43 AM
\$23.00 BRITTANI
20240216000039200

Alvin S. Bayl