

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 29,2024, my office prepared a Warranty Deed from **SDH Alabama, LLC to Christopher Johnson and Jasmyne Johnson**, and filed for record in Instrument #2024026000029430 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 **Christopher Lamar Johnson and Jasmyne Johnson to Mortgage Research Center, LLC dba Veterans United Home Loans**, as recorded in Instrument #20240206000029440 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 429, 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 29, 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.

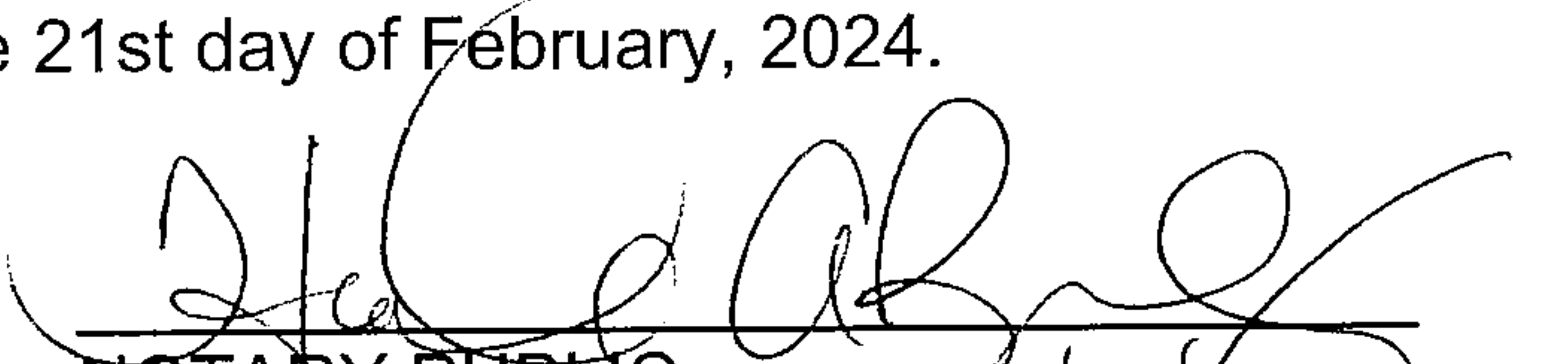
Further affiant sayeth not.

  
B. CHRISTOPHER BATTLES

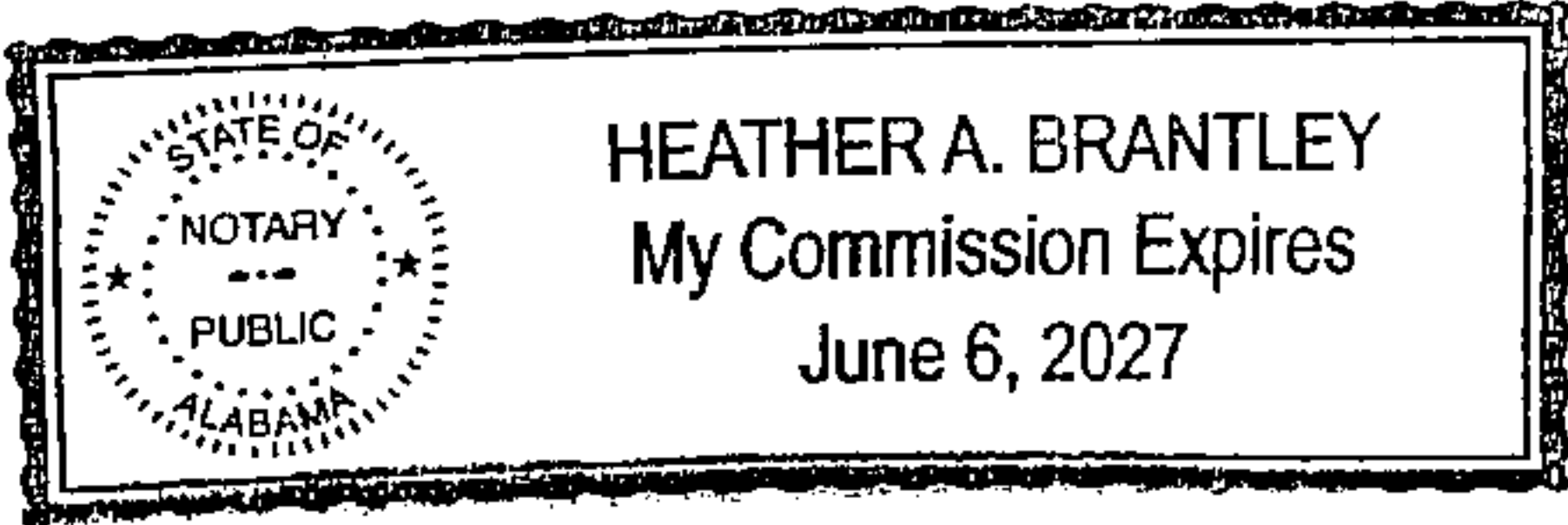
STATE OF ALABAMA  
COUNTY OF SHELBY

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 21st 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  
02/22/2024 08:05:26 AM  
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20240222000045590

*Allen S. Bayal*