

**SCRIVENERS AFFIDAVIT**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND IN SAID STATE, HEREBY CERTIFY THAT BEFORE ME PERSONALLY APPEARED DAVID S. SNODDY, WHO IS KNOWN TO ME, AND WHO BEING BY ME FIRST DULY SWORN DOES ON HER OATH DEPOSE AND SAY AS FOLLOWS:

MY NAME IS DAVID S. SNODDY AND I WAS A PRACTICING ATTORNEY FOR THE SNODDY LAW FIRM, LLC IN JEFFERSON COUNTY, ALABAMA. ON FEBRUARY 22, 2024 I PREPARED A DEED FROM JO ANN S. FORD, AN UNMARRIED INDIVIDUAL TO UBALDO MARTINEZ AND ATHEENA MARTINEZ RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, IN INSTRUMENT 20240307000062410 ON MARCH 7, 2024 ON THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 1 EAST, BEING THE SAME LAND DESCRIBED IN A DEED TO LARRY R. AND JO ANN FORD, RECORDED IN REAL BOOK 204 AT PAGE 997 AND REAL BOOK 214 AT PAGE 829 OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR SET, WITH A CAP STAMPED S. WHEELER RPLS 16169, AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31;

THENCE N09°21'30" W, ALONG THE SOUTH LINE OF SAID SIXTYFOURTH SECTION, A DISTANCE OF 27.11 FEET TO A 1/2" REBAR SET WITH A CAP STAMPED WHEELER RPLS 16365", ON THE WEST RIGHT-OF-WAY OF HUGHES ROAD;

THENCE ALONG A CURVE, TO THE RIGHT IN SAID RIGHT OF WAY, HAVING A RADIUS OF 445.00 FEET AND A CHORD BEARING OF N 04°50'30" E, AN ARC LENGTH OF 185.92 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CURVE AN ARC LENGTH OF 7.80 FEET;

THENCE N 17°41'56" E, A DISTANCE OF 7.39 FEET, ALONG SAID RIGHT-OF-WAY;

THENCE ALONG A CURVE TO THE LEFT IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 512.86 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED S WHEELER RPLS 16165";

THENCE S 89°10'41" W. A DISTANCE OF 200.06 FEET TO A 1/2" REBAR SET WITH A CAP STAMPED S WHEELER RPLS 16165";

THENCE N 00°15'42" E, A DISTANCE OF 175.16 FEET TO THE POINT OF BEGINNING.  
THE HEREIN DESCRIBED PARCEL CONTAINS 1.107 ACRES OF LAND.

SAID DEED IS DEFECTIVE IN THAT THE LEGAL DESCRIPTION CONTAINS ON ERROR. THE CORRECT DESCRIPTION IS AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 1 EAST, BEING THE SAME LAND DESCRIBED IN A DEED TO LARRY R. AND JO ANN FORD, RECORDED IN REAL BOOK 204 AT PAGE 997 AND REAL BOOK 214 AT PAGE 829 OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL

COMMENCING AT A 1/2" REBAR SET, WITH A CAP STAMPED S. WHEELER RPLS 16169, AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31;

THENCE N09°21'30" W, ALONG THE SOUTH LINE OF SAID SIXTYFOURTH SECTION, A DISTANCE OF 27.11 FEET TO A 1/2" REBAR SET WITH A CAP STAMPED WHEELER RPLS 16365", ON THE WEST RIGHT-OF-WAY OF HUGHES ROAD;

THENCE ALONG A CURVE, TO THE RIGHT IN SAID RIGHT OF WAY, HAVING A RADIUS OF 445.00 FEET AND A CHORD BEARING OF N 04°50'30" E, AN ARC LENGTH OF 185.92 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CURVE AN ARC LENGTH OF 7.80 FEET;

THENCE N 17°41'56" E, A DISTANCE OF 7.39 FEET, ALONG SAID RIGHT-OF-WAY;

THENCE ALONG A CURVE TO THE LEFT IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 512.86 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED S WHEELER RPLS 16165";

THENCE S 89°10'41" W. A DISTANCE OF 200.06 FEET TO A 1/2" REBAR SET WITH A CAP STAMPED S WHEELER RPLS 16165";

THENCE N 00°15'42" E, A DISTANCE OF 175.16 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 1.107 ACRES OF LAND.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS THE 4<sup>th</sup> DAY OF APRIL, 2024.

DAVID S. SNODDY

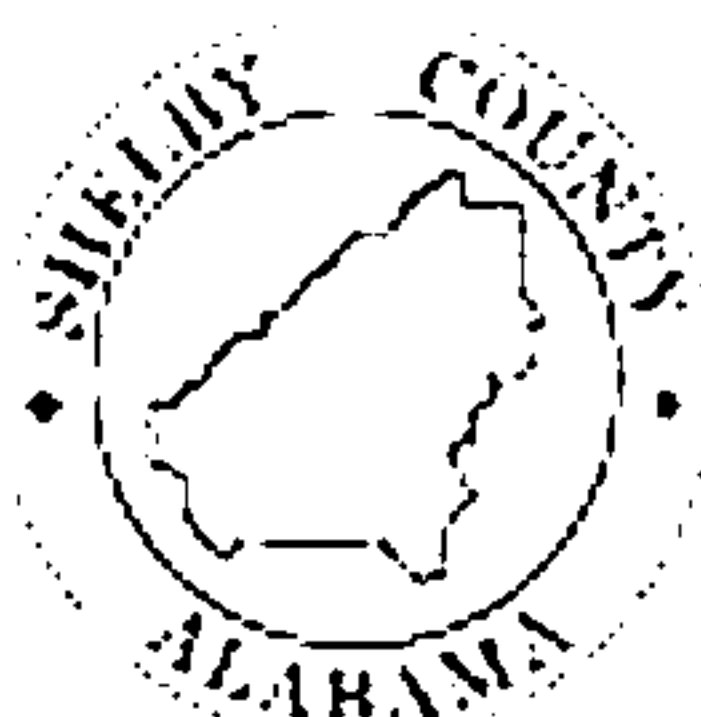
SWORN TO AND SUBSCRIBED BEFORE ME THIS 4<sup>TH</sup> DAY OF APRIL, 2024.

My commission expires:

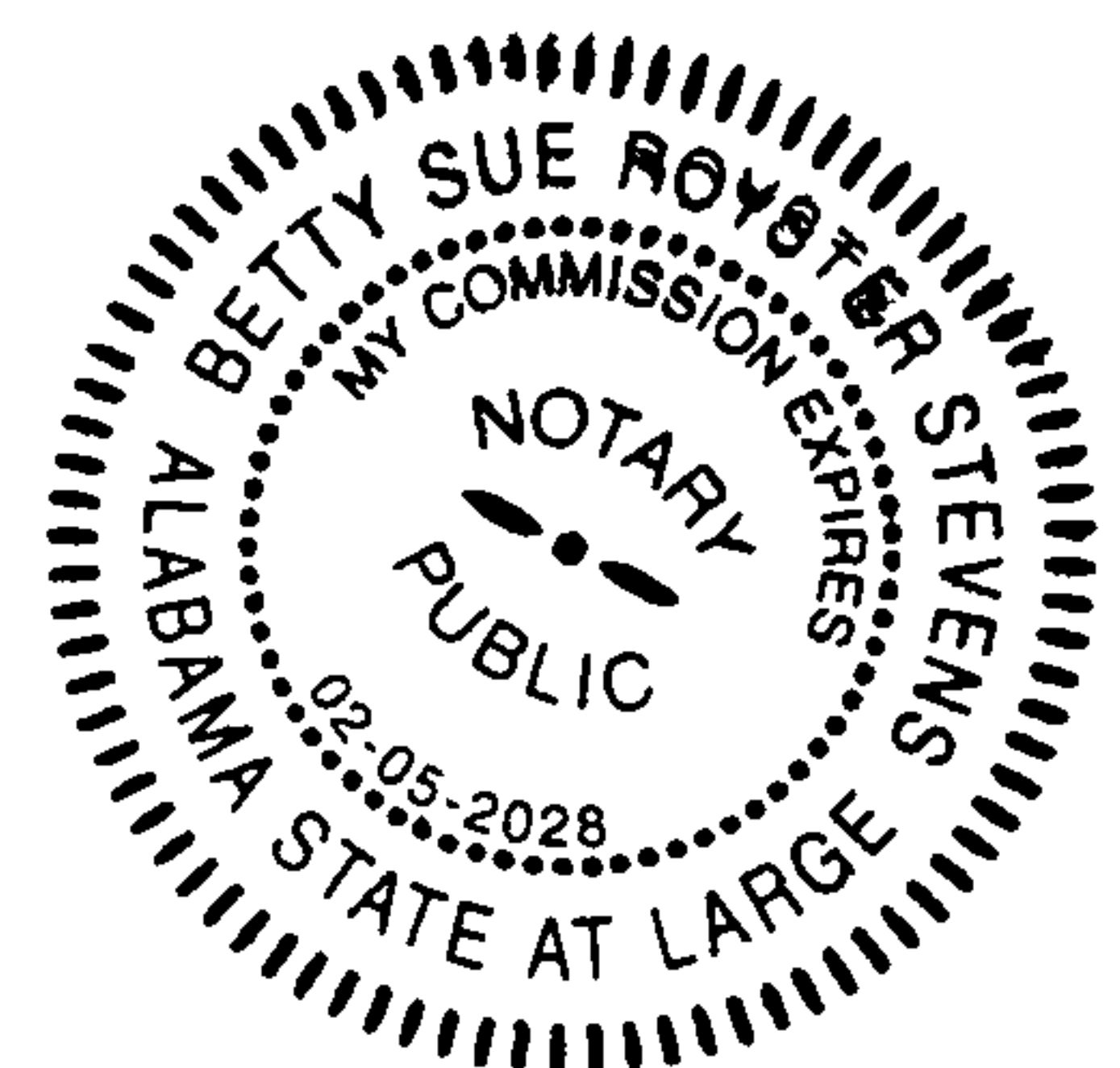
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:  
DAVID S. SNODDY  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243

24-041



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/04/2024 02:49:38 PM  
\$26.00 JOANN  
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Allen S. Bayl