

SCRIVENERS AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

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 HIS OATH DEPOSE AND SAY AS FOLLOWS:

MY NAME IS DAVID S. SNODDY AND I AM A PRACTICING ATTORNEY IN THE CITY OF BIRMINGHAM, JEFFERSON COUNTY, ALABAMA. WHILE A MEMBER OF THE SNODDY LAW FIRM, LLC, I, DID PREPARE THAT CERTAIN DEED FROM JO ANN S. FORD, AN UNMARRIED INDIVIDUAL (GRANTOR) TO UBALDO MARTINEZ AND ATHEENA MARTINEZ, (GRANTEES) DATED FEBRUARY 22, 2024 AND FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA ON MARCH 7, 2024 IN INSTRUMENT 20240307000062410. I ALSO PREPARED A SCRIVENERS AFFIDAVIT TO CORRECT THE LEGAL DESCRIPTION ON SUBJECT DEED DATED APRIL 4, 2024 AND FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA IN INSTRUMENT 20240404000095290, ON APRIL 4, 2024. THE SCRIVENER'S AFFIDAVIT IS DEFECTIVE IN THAT THE LEGAL DESCRIPTION IS INCORRECT. THE CORRECT DESCRIPTION IS DESCRIBED BELOW.

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 DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR SET, WITHA 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-OFWAY, HAVING A RADIUS OF 512.86 FEET TAND A CHORD BEARING OF N 04°32'53" E, AN ARC LENGTH OF 235.47 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 S 00°27'17" E, A DISTANCE OF 240.15 FEET TO A 1/2" REBAR SET WITH A CAP STAMPED S WHEELER RPLS 16165";

THENCE N89 °15'42" E, A DISTANCE OF 175.16 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 1.107 ACRES OF LAND.

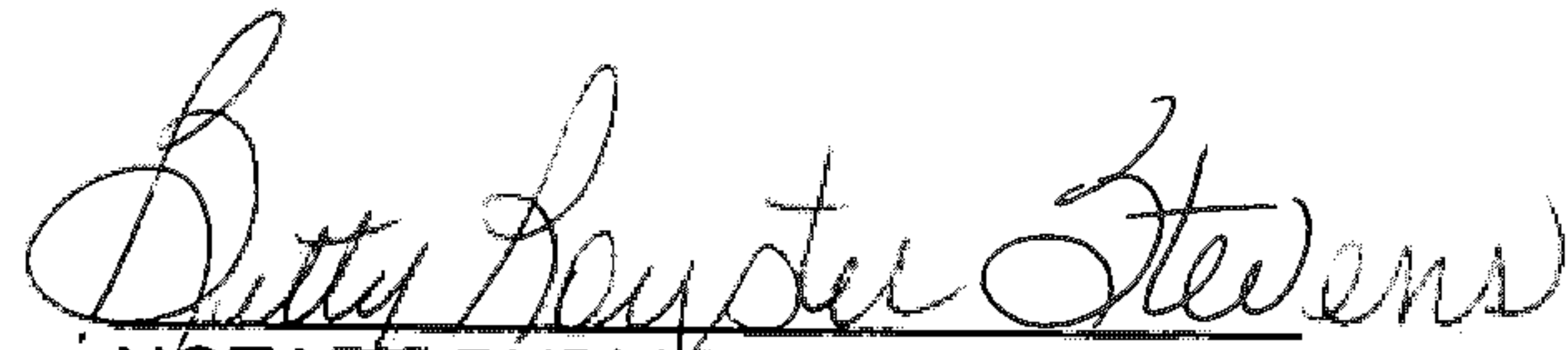
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS
THE 8TH DAY OF APRIL, 2024.



DAVID S. SNODDY

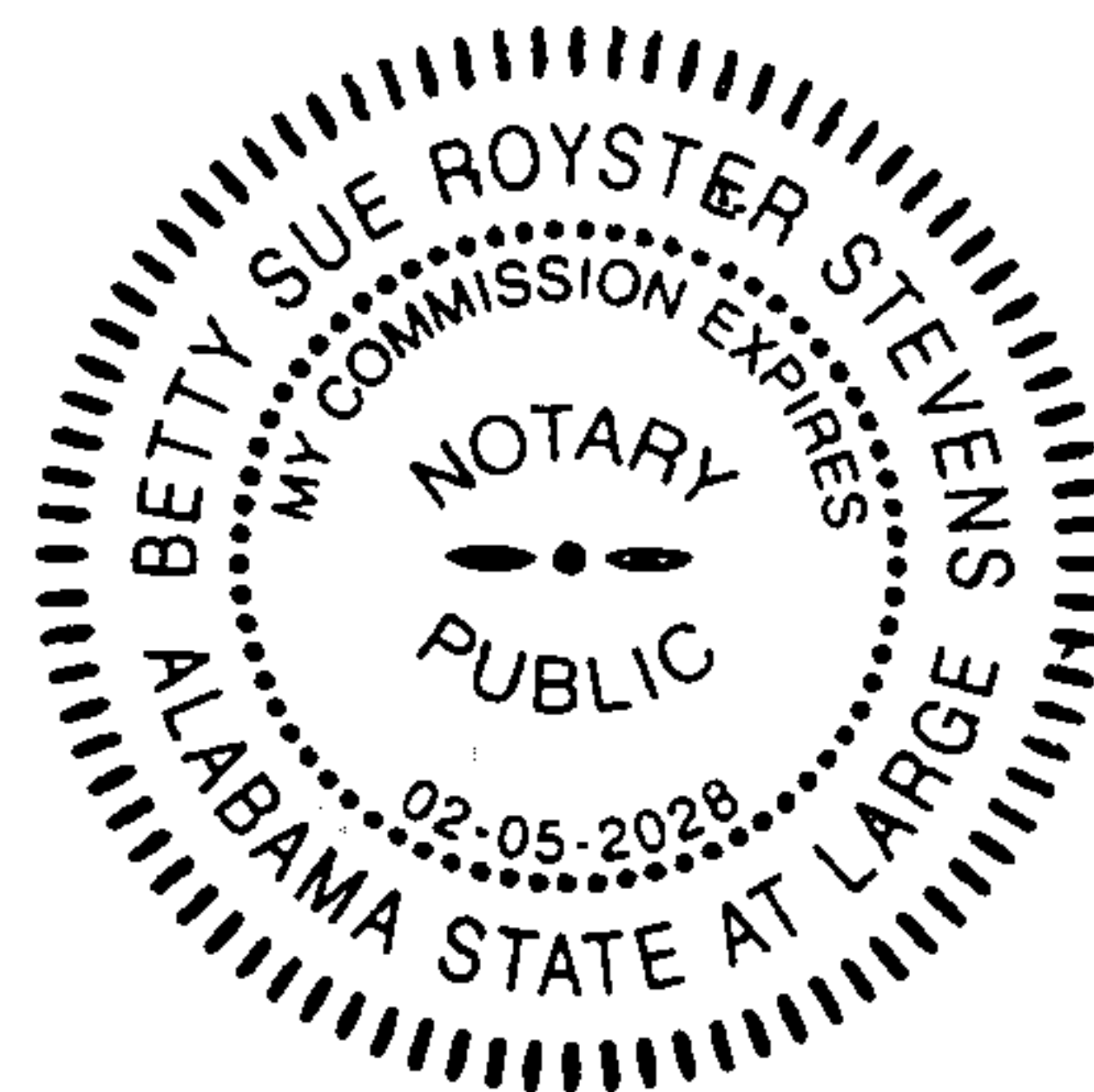
SWORN TO AND SUBSCRIBED BEFORE ME THIS 8TH DAY OF APRIL, 2024.

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
04/08/2024 09:59:19 AM
\$27.00 PAYGE
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