

Grantor: Robert E. Owens, Jr., as Trustee of the Family Trust created under the Last Will and Testament of Irene L. Bearden, deceased, Probate Case #34-076, et. al.

Grantee: TH Bearden, LLC, an Alabama Limited Liability Company

Instrument Number: 20240430000125230

20240508000135230

05/08/2024 02:11:13 PM

AFFID 1/2

SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA)

COUNTY OF SHELBY)

Before me the undersigned notary public, personally appeared Justin Smitherman, who, after being sworn, deposes and says as follows:

My name is Justin Smitherman; I am over the age of nineteen (19) years and have personal knowledge of the facts set out herein.

I am a member in good standing with the Alabama State Bar. In my capacity as an attorney at law, I had prepared at my direction and under my supervision, that certain warranty deed that Robert E. Owens, Jr., as Trustee of the Family Trust created under the Last Will and Testament of Irene L. Bearden, deceased Probate Case #34-076, et. al., executed in favor of TH Bearden, LLC, an Alabama Limited Liability Company, and said deed was subsequently recorded in Instrument No. 20240430000125230 in the Office of the Judge of Probate of Shelby County, Alabama.

That certain legal description included on the above referenced instrument was incorrect. The correct legal description is as follows:

SEE ATTACHED EXHIBIT "A".

Further affiant saith not.

In witness thereof, the undersigned has caused this affidavit to be executed on this the 8th day of May, 2024.

Justin Smitherman

Sworn to and subscribed before me on this the 8th day of May, 2024.

CHRISTOPHER OWENS

Notary Public, Alabama State at Large

My Commission Expires July 13, 2025

Notary Public

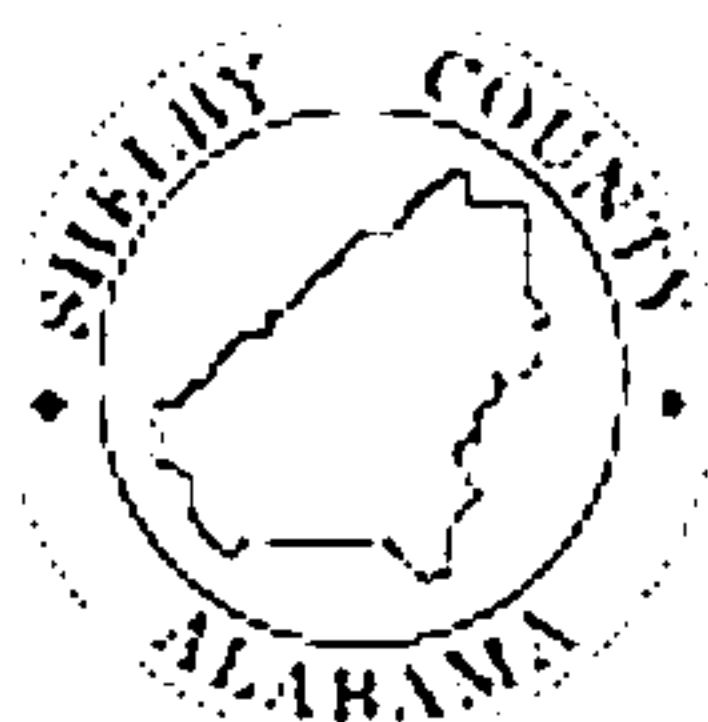
My Commission Expires:

7/13/25

NOTE TO PROBATE COURT: Please index under the names of the Grantor and Grantee.

EXHIBIT "A"
Legal Description

Commence at the Northwest corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, T-20-S, R-3-W, being iron (TCI corner); thence proceed in a southerly direction along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 254.53 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along said west boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 342.42 feet to a point; thence turn an angle of $81^{\circ}13'10''$ to the left and proceed for a distance of 137.35 feet to a point; thence turn an angle of $64^{\circ}35'$ to the left and proceed for a distance of 97.99 feet to a point; thence turn an angle of $85^{\circ}57'22''$ to the right and proceed for a distance of 286.03 feet to a point; thence turn an angle of $88^{\circ}12'12''$ to the left and proceed for a distance 316.78 feet to a point; thence turn an angle of $89^{\circ}16'28''$ to the left and proceed for a distance of 289.78 feet to a point ; thence turn an angle of $97^{\circ}34'45''$ to the right and proceed for a distance of 135.74 feet to a point; thence turn an angle of $42^{\circ}44'18''$ to the left and proceed for a distance of 110.32 feet to a point; thence turn an angle of $121^{\circ}54'45''$ to the left and proceed for a distance of 392.59 feet to a point; thence turn an angle of $39^{\circ}54'46''$ to the right and proceed for a distance of 115.01 feet to the point of beginning. Said parcel of land is lying in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, T-20-S, R-3-W, and contains 4.83 acres.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/08/2024 02:11:13 PM
\$27.00 BRITTANI
20240508000135230

Allen S. Bayl