



20240515000143400 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
05/15/2024 10:50:13 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

AFFIDAVIT EVIDENCING SCRIVENERS ERROR

Before me, the undersigned Notary Public, personally appeared, Jim Keyes, who being duly sworn deposes and says as follows:

My name is **Jim Keyes** and I am a practicing attorney in the City of Hueytown, Alabama. I was the scrivener in that certain Executor's Deed of Distribution dated September 18, 2023 by **David Alan Garcia**, as Executor of the Estate of Marjorie G. Cole, deceased to David Alan Garcia recorded in Instrument No. 20231114000334210 in the Probate Office of Shelby County, Alabama.

The undersigned drafted an Executor's Deed of Distribution based upon the legal used in the Statutory Warranty Deed dated September 28, 2022, from **Marjorie C. Cole**, a married woman by and through her Attorney in Fact, David A. Garcia and spouse, **William F. Cole** to **David A. Garcia** recorded in Instrument No. 20221216000453250 in the Probate Office of Shelby County, Alabama;

The undersigned is in concurrence with the facts stated in the Affidavit Evidencing Scriveners Error issued by Lynn Campisi on the 27th day of March, 2024 and recorded in Instrument Number: 20240515000143390 in the Office of the Judge of Probate of Shelby County, Alabama.

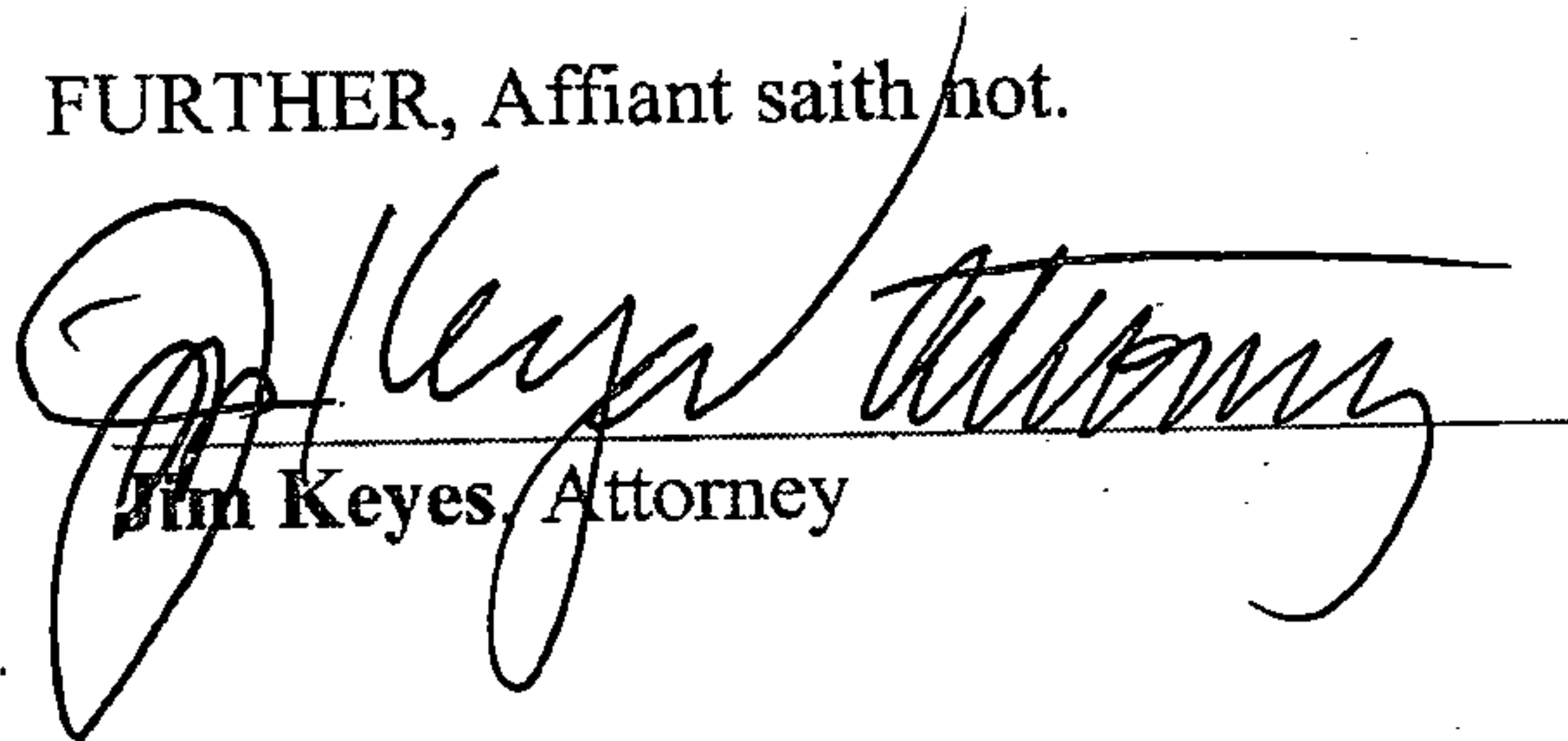
The undersigned has examined the Legal Description contained in said Executor's Deed of Distribution and finds that there is a Scrivener's error in a portion of the legal description. The legal description contained in said Executor's Deed of Distribution recorded at Instrument No. 231114000334210 is incorrect.

The true and correct legal description in said 231114000334210 should recite the legal description as follows:

**Lot 1071-A, according to the Survey of Blackridge Resurvey
No. 1 as recorded in Map Book 50, Page 37 A & B, in the
Probate Office of Shelby County, Alabama.**

This Affidavit is made for the purpose of duly acknowledging the scrivener's error in the drafting of said Executor's Deed recorded in Instrument Number 231114000334210 in the Probate Office of Shelby County, Alabama.

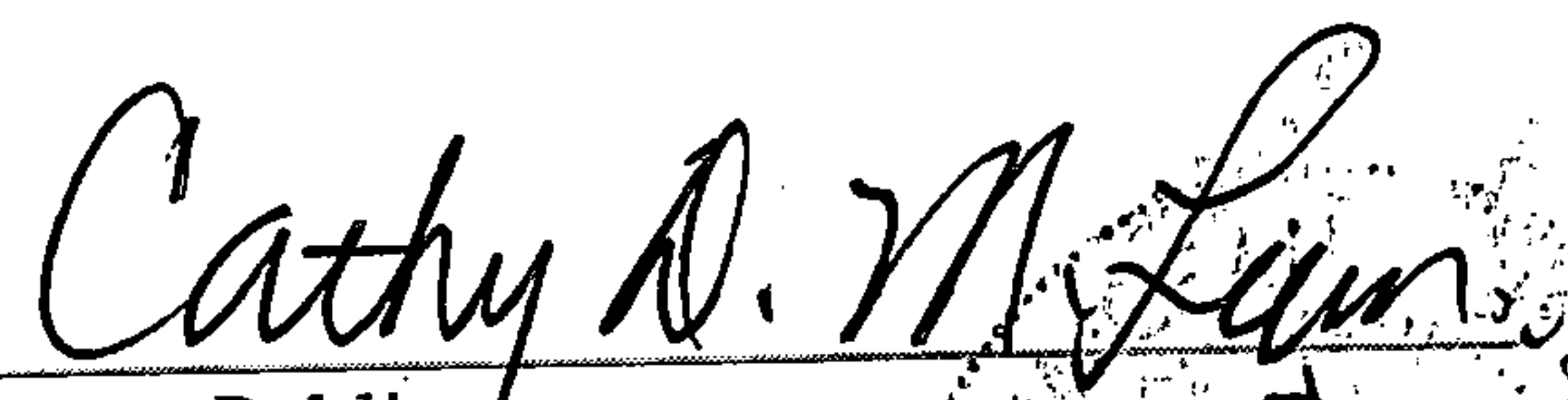
FURTHER, Affiant saith not.


Jim Keyes, Attorney

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Jim Keyes**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 17th day of April, 2024.


Notary Public
My Commission Expires:

(SEAL)

