

Prepared by:
Kristen Wilbanks
Simmons Bank
PO Box 9067
Pine Bluff, AR 71611

20240517000146980
05/17/2024 10:53:22 AM
AFFID 1/2

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED
PURSUANT TO AR code 18-12-108

WHEREAS, I, Kristen Wilbanks, noticed that certain Modification of Mortgage dated November 3, 2023, among Andre Smith, Jr. and Talittla Eubanks Smith, husband and wife ("Grantor"); and Simmons Bank, whose address is 601 E 3rd St, Little Rock, AR 72201, ("Lender" and or "Beneficiary"); which was put of record on January 31, 2024, in Instrument No. 20240131000025120, in the Register of Deed's Office for Shelby County, State of Alabama; and

WHEREAS, said Mortgage contained a scrivener's error in the Recording information for the original mortgage.

NOW, THEREFORE, in order to correct said scrivener's error as set out hereinabove, pursuant, to AR Code 18-12-108, I, Kristen Wilbanks, do hereby amend the aforementioned Mortgage dated March 12, 2014, was Recorded on March 24, 2014, as Instrument Number 20140324000081220.

Please see attached Exhibit A for the legal description.

This the 17th day of May, 2024.

Kristen Wilbanks
Signature – Kristen Wilbanks

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Maurice Todd Tucker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes there in contained.

Witness my hand and official seal at Little Rock, Pulaski County, Arkansas, this 17th day of May, 2024.

Maurice Todd Tucker
Notary Public – Maurice Todd Tucker

My Commission Expires: August 5, 2028

Maurice Todd Tucker
Notary Public
State of Arkansas
Pulaski County
Commission # 12367216
Commission Expires Aug 5, 2028

Poor Quality

Exhibit "A"

LOTS 69-A AND 69-B, ACCORDING TO THE SURVEY OF A RESUBDIVISION OF LOT 69 OF STONEGATE REALTY PHASE THREE, AS RECORDED IN MAP BOOK 36, PAGE 13, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2024 10:53:22 AM
\$26.00 PAYGE
20240517000146980

Allie S. Bayl