

Property Address: 418 4th Street, Helena, AL 35080,

SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Melody J. Sutton who, after being duly sworn, deposes and says as follows:

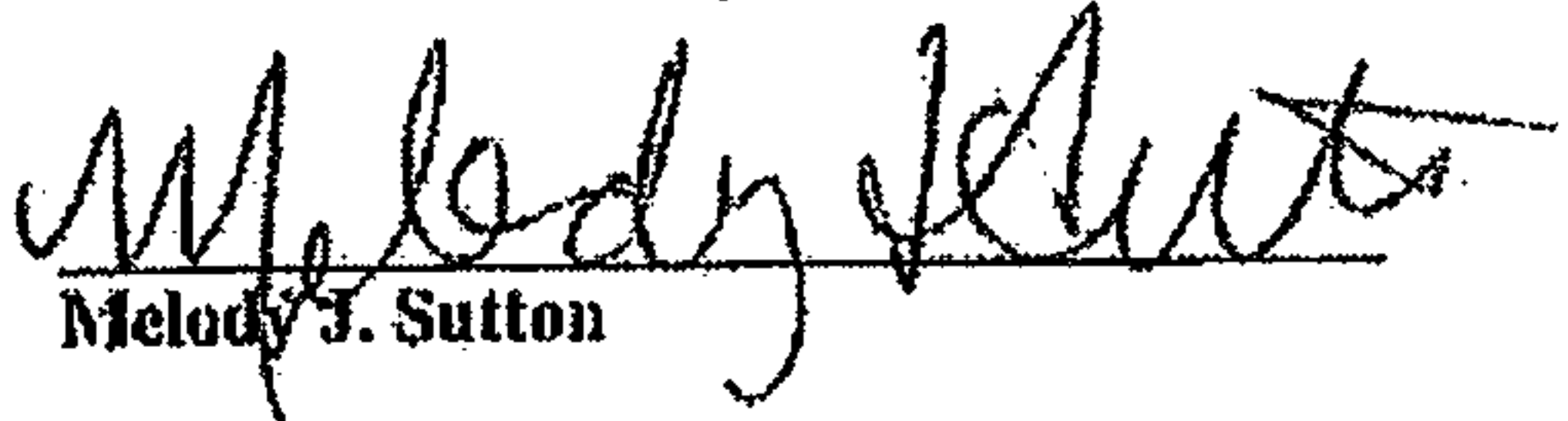
1. My name is Melody J. Sutton. My address is 3510 Vann Road, Suite 101, Birmingham, AL 35235
2. On 5/10/2024, I notarized that certain Deed from Tyra B. Cutcher whose name as Attorney In Fact for Robin England Brashier, an unmarried woman (Grantor) to Juston D. Cutcher and Jessica H. Cutcher (Grantee), recorded in Instrument # 20240517000147060 in the office of the Judge of Probate of Shelby County, Alabama.
3. On 5/10/2024, I notarized that certain Mortgage from Juston D. Cutcher and Jessica H. Cutcher, husband and wife recorded in Instrument 20240517000147070 in the office of the Judge of Probate of Shelby County, Alabama.
4. The purpose of this Scriveners Affidavit is to: Correct the conveyed legal description. The correct legal description is as follows:

A part of Lot 3 Block 13 according to Joseph Squire's map of the Town of Helena Alabama in #19130402000000010, being more particularly described as follows: Begin at the NW corner of said Lot 3, said point being on the West line of Section 15, Township 20, Range 3 West and being 499.5 feet more or less South of the 1/2 mile post of said Section: from said beginning point run East along the North line of said Lot 3 a distance of 130.8 feet to the West line of 4th Street; thence run along said street in a Southerly direction 25 feet to an angle in said street; thence continue along the West line of said street South 19 deg. 10 min East 25 feet; thence West and parallel with the North line of said Lot 3, a distance of 138.9 feet more or less to the West line of said Section 15; thence North along mid section line 50 feet to the point of beginning; the same being situated in the NW 1/4 of the SW 1/4 of Section 15, Township 20, Range 3 West.

AND ALSO:

Lot 3 in Block 13 according o the map of Joseph Squire recorded in Map Book 3, at page 121 in the Probate office of Shelby County, Alabama, EXCEPT the north 50 feet thereof conveyed to the Town of Helena, Alabama; said property being conveyed being more particularly described as follows: From the northwest corner of the SW 1/4 of section 15, Township 20 south, Range 3 West, run south along section line for a distance of 549.50 feet to the point of beginning of the lot herein conveyed; thence turn an angle of 97 deg. 15 min. to the left and run 138.90 feet; thence turn an angle of 76 deg. 08 min. to the right and run a distance of 217.59 feet; thence turn an angle of 103 deg. 52 min. to the right and run a distance of 217.10 feet; thence turn an angle of 97 deg. 15 min. to the right and run a distance of 210.0 feet to the point of beginning. Mineral and mining rights excepted.

Executed this 4th day of June, 2024.


Melody J. Sutton

State of AL
County of Jefferson

Sworn to and subscribed before me on the 4th day of June, 2024, by Melody J. Sutton.

(Seal)


Notary Public

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/06/2024 08:19:39 AM
\$28.00 JOANN
20240606000167930

Allen S. Bayl