



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/10/2024 09:34:30 AM
\$22.00 PAYGE
20240710000208190

Allen S. Bayl

THIS INSTRUMENT WAS PREPARED BY:
MIKE T. ATCHISON,
ATTORNEY AT LAW
P. O. BOX 822
COLUMBIANA, AL 35051

STATE OF ALABAMA
SHELBY COUNTY

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Clarence Dukes who after being by me first duly sworn, deposes, and says on oath as follows:

My name is Clarence Dukes, and I was the preparer of that certain deed from Ruby Dukes to Clarence Dukes, as recorded in Inst No. 20171018000379500, in the Probate Office Shelby County, Alabama. It has been brought to my attention that there is an error in the legal description, the correct legal description is as follows:

Commence at the Southwest corner of the SE 1/4 of SW 1/4 of Section 22, Township²², Range 3 West; thence run North along the West line of said 1/4-1/4 section for 74.87 feet to the point of beginning of the tract of land herein described; thence continue along the last described course for 470.65 feet to a point on the southerly line of Southern Railroad right of way; thence turn 52 degrees 43 minutes 05 seconds right and run northeasterly along said right of way for 55.78 feet; thence turn 90 degrees 00 minutes 22 seconds and run southeasterly for 173.34 feet; thence turn 90 degrees 00 minutes 15 seconds left and run northeasterly for 210 feet; thence turn 90 degrees 00 minutes 23 seconds right and run southeasterly for 37.10 feet; thence turn 90 degrees 01 minutes 21 seconds left and run northeasterly for 20.00 feet; thence turn 90 degrees 01 minutes 14 seconds right and run southeasterly for 440.94 feet; thence turn 115 degrees 52 minutes 31 seconds right and run southwesterly for 634.60 feet to the point of beginning.

LESS AND EXCEPT property conveyed in Inst. No. 20021122000583960 and Inst. 20060310000113210, Inst. 20030407000204450 and Inst. 20060123000034430, in Probate Office of Shelby County, Alabama.

Further the affiant saith not.

Clarence Dukes
Affiant - Clarence Dukes

STATE OF ALABAMA
SHELBY COUNTY

Sworn to and subscribed before me, this
The 9th day of July, 2024.

[Signature]
Notary Public

My Commission Expires: 9/1/2024

