

STATE OF ALABAMA)
SHELBY COUNTY)

AFFIDAVIT OF FACT

I, Raleigh Rowan Nienaber, being duly sworn, depose and state the following:

1. Based on a review of both business and public records, I am familiar with that or those certain instrument(s) detailed below that were previously recorded in the Office of the Judge of Probate of Shelby County, Alabama.

2. Based on a review of public records, along with Wells Fargo Bank, N.A.'s business records including the mortgage and deeds, I am familiar with that certain mortgage instrument(s) executed by Noreen Marie Brown a/k/a Noreen M. Brown a/k/a Noreen Brown, a single woman, recorded in Instrument Number 20151103000382830 on November 3, 2015, in the Office of the Judge of Probate of Shelby County, Alabama. Said mortgage contained the following typographical error in the legal description of the mortgaged property:

Lot 28, according to the Amended Map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 18, Page 41, in the Probate Office of Shelby County, Alabama.

3. The purpose of this Affidavit of Fact is to reform, correct, and clarify the correct legal description of the mortgaged property is intended to be as follows:


Lot 28, according to the Amended Map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 16, Page 41, in the Probate Office of Shelby County, Alabama.

4. The party executing this Affidavit of Fact is the current holder of that certain Mortgage described in Paragraph 2 above.

5. To the extent that any conclusions here above are not based on business records, said conclusions are based on public records, to wit: publicly recorded real estate records housed in the Probate Office of Shelby County, Alabama.

Executed this 22nd day of July 2024.


WELLS FARGO BANK, N.A.

Signature: 
 Printed Name: Raleigh Rowan Nienaber
 Title: Vice President
 Wells Fargo Bank, N.A.
 Date: 7/22/2024

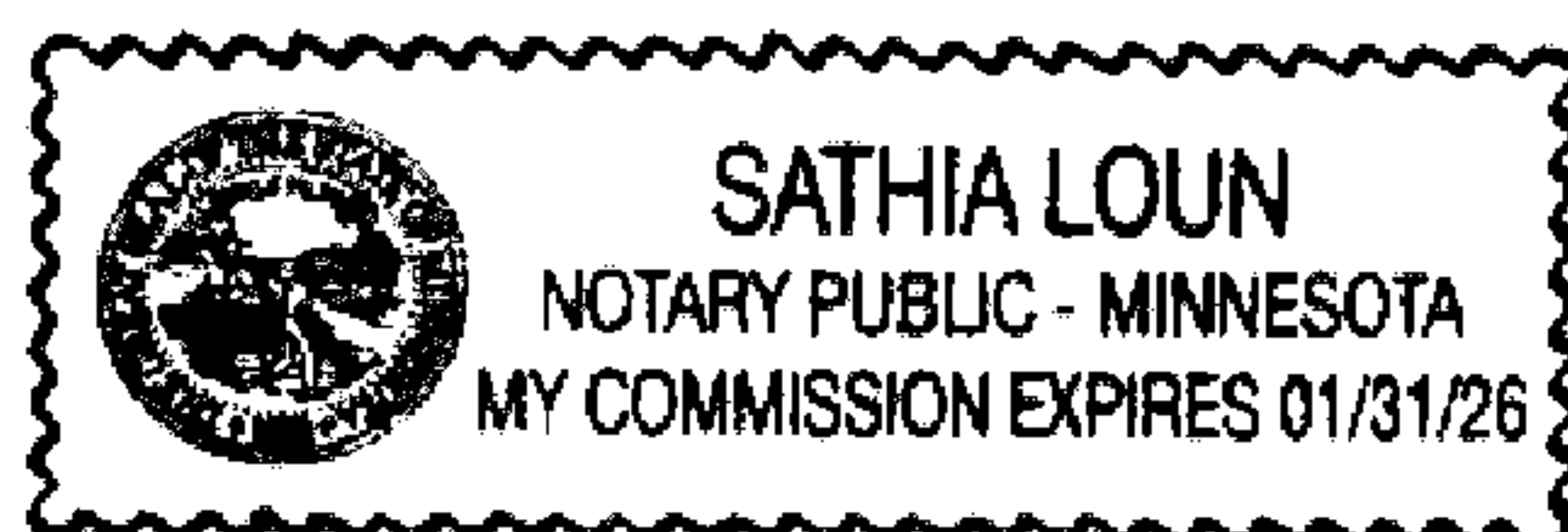
State of Minnesota

County of Hennepin

Signed and sworn to (or affirmed) before me on July 22nd, 2024 by
Raleigh Rowan Nienaber, VICE PRESIDENT, Wells Fargo Bank, N.A.


 Signature of notarial officer

Notary Public
 Title (and Rank)
 My commission expires: 01/31/2026



Sathia Loun

This instrument prepared by:

Tiffany & Bosco, P.A.
 2501 20th Place S, Suite 300
 Homewood, AL 35223
 File No.: 24-40219



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/23/2024 09:36:28 AM
 \$26.00 JOANN
 20240723000224890

Allen S. Bayl