

THIS INSTRUMENT PREPARED BY:

Gregory D. Harrelson, Esq  
111 Owens Pkwy #A  
Birmingham, AL 35244

STATE OF ALABAMA  
COUNTY OF SHELBY

### SCRIVENER'S AFFIDAVIT

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

My name is Gregory D. Harrelson, and I am a practicing attorney over the age of 21 years, and I am familiar with the following facts:

I was the preparer of that certain Deed from Lana C. Polk to Adair Properties, LLC, which said document is dated September 9, 2021 and recorded at Inst No. 20211007000489530 in the Probate Office of Shelby County, Alabama.

WHEREAS, a scrivener's error was made in the preparation of said document in that the following legal description was contained in the above referenced Deed:

**That part of the NE ¼ of the NW ¼ of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:**

**Commence at the Southeast corner of the NE ¼ of NW ¼ of Section 1 for the point of beginning of the tract herein conveyed; thence run North along the East boundary line of said ¼- ¼ Section for a distance of 888 feet, more or less, to the South boundary of the right-of-way of Shelby County Road No. 11, also known as the Simsville Highway; thence run Southwesterly along the South boundary of said public highway right-of-way for a distance of 579 feet to a point; thence run South and parallel with the East boundary line of said ¼ - ¼ Section to a point on the South boundary line of said ¼-¼ Section; thence run East along the South boundary line of said ¼ - ¼ Section for a distance of 553 feet, more or less, to the point of beginning.**

The correct legal description should read as follows:

**That part of the NE ¼ of the NW ¼ of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:**

**Commence at the Southeast corner of the NE ¼ of NW ¼ of Section 1 for the point of beginning of the tract herein conveyed; thence run North along the East boundary line of said ¼- ¼ Section for a distance of 888 feet, more or less, to the South boundary of the right-of-way of Shelby County Road No. 11, also known as the Simsville Highway; thence run Southwesterly along the South boundary of said public highway right-of-way for a distance of 579 feet to a point; thence run South and parallel with the East boundary line of said ¼ - ¼ Section to a point on the South boundary line of said ¼-¼ Section; thence run East along the South boundary line of said ¼ - ¼ Section for a distance of 553 feet, more or less, to the point of beginning.**

**LESS AND EXCEPT:**

**A part of the NE ¼ of the NW ¼ of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:**

**Commence at the Southeast corner of said NE ¼ of the NW ¼ and proceed North 85 degrees 00 minutes 00 seconds West along the South boundary of said NE ¼ of the NW ¼ for a distance of 53.58 feet, to the point of beginning; thence from said point of beginning, continue along the aforementioned course North 85 degrees 00 minutes 00 seconds West for a distance of 498.55 feet; thence proceed North 2 degrees 53 minutes 14 seconds East 423.26 feet to a point on the Southerly boundary of a County Maintained Road (HODGENS ROAD); thence proceed along the Southerly boundary of said County Road and along a curve of said road**

the following short chord bearing and distances; South 46 degrees 54 minutes 46 seconds East 97.12 feet; South 49 degrees 25 minutes 32 seconds East 98.99 feet; South 52 degrees 17 minutes 15 seconds East 100.67 feet; South 55 degrees 34 minutes 38 seconds East 95.49 feet; South 43 degrees 56 minutes 47 seconds East 96.04 feet; South 36 degrees 25 minutes 10 seconds East 95.26 feet; thence proceed South 32 degrees 43 minutes 19 seconds East for a distance of 88.06 feet, back to the point of beginning.

The purpose of this affidavit is to correct the error contained within the description of the deed and to further state that the mistake made in the preparation of the instrument was merely an error on the part of the scrivener, which did not reflect the intent of the parties to the instrument.

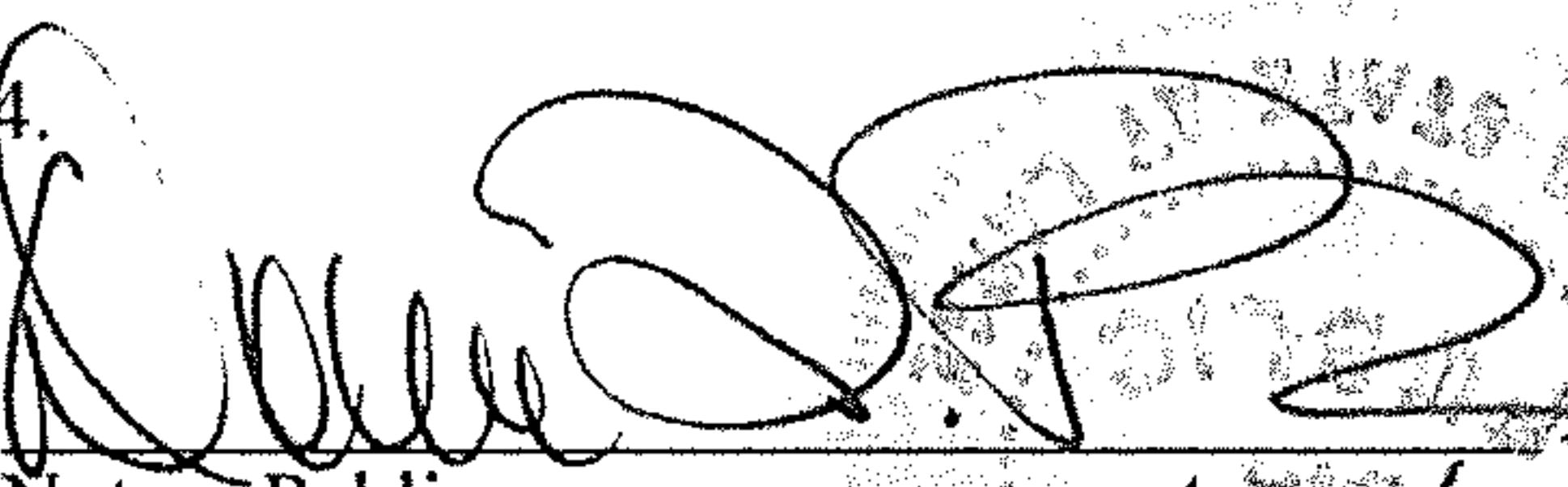
Further the affiant saith not.

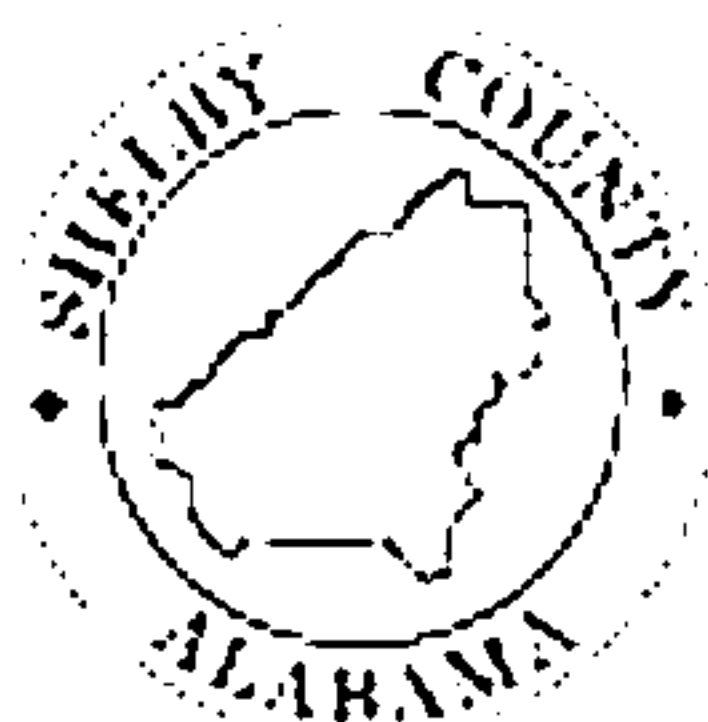
  
Gregory D. Harrelson

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Gregory D. Harrelson, whose name is signed to the foregoing affidavit and who is known to me, acknowledged before me, that, being informed of the contents of the affidavit, he executed the same voluntarily for and as his act.

Given under my hand and seal this 6 day of August, 2024.

  
Notary Public  
My Commission Expires: 10/18/2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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