

STATE OF ALABAMA        )  
SHELBY COUNTY         )

**AFFIDAVIT OF FACT**

I, David B. Johnson, 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 Katrina S. Jackson, single woman, recorded in Instrument No. 20160706000232950 on July 6, 2016, in the Office of the Judge of Probate of Shelby County, Alabama. Said mortgage was transferred and assigned to Wells Fargo Bank, N.A. via Assignment of Mortgage recorded in Instrument No. 20180507000155310 in the aforesaid Probate office. Said mortgage was modified by the Loan Modification Agreement dated August 16, 2018 and recorded in Instrument No. 20181004000354640 in aforesaid Probate office. Said mortgage contained the following typographical error in the legal description of the mortgaged property:

Lot 117, according to the Survey of Chesser **Preserve**, Phase 1, as recorded in Map Book 38, Page 115A & 115B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Chesser Reserve as recorded in Instrument No. 20070710000325070 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration"

3. The Loan Modification Agreement contained the following typographical error in the legal description of the mortgaged property:

Lot 117, according to the Survey of Chesser **Preserve**, Phase 1, as recorded in Map Book 38, Page 115A and 115B, in the Probate Office of Shelby County, Alabama

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

Lot 117, according to the Survey of Chesser Reserve, Phase 1, as recorded in Map Book 38, Pages 115A & 115B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Chesser Reserve as recorded in Instrument No. 20070710000325070 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

5. The party executing this Affidavit of Fact is the current holder of that certain Mortgage as detailed in Paragraph No. 2 above.

6. 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 21<sup>st</sup> day of October 2024.

WELLS FARGO BANK, N.A.  
Signature: [Signature]  
Printed Name: David B. Johnson  
Title: VICE PRESIDENT  
Wells Fargo Bank, N.A.  
Date: October 21, 2024

State of Minnesota

County of Hennepin

Signed and sworn to (or affirmed) before me on October 21, 2024 by David B. Johnson, VICE PRESIDENT, Wells Fargo Bank, N.A.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/23/2024 10:50:14 AM  
\$28.00 PAYGE  
20241023000332090

[Signature]

[Signature]  
Signature of notarial officer

Katherine Klaire White  
Title (and Rank) Notary Public  
My commission expires: 01-31, 2025

This instrument prepared by:  
Tiffany & Bosco, P.A.  
2501 20th Place S, Suite 300  
Homewood, AL 35223  
File No.: 24-40335

