

Clerk: please record and return to:
R. Timothy Estes, Esq.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

REF: GF# 422-245000121

STATE OF ALABAMA)

COUNTY OF SHELBY)

Indexing References:

Mortgage Inst. No. 20240301000054790

Current Owner: Sandra Renea Johnson

SCRIVENER'S AFFIDAVIT

Personally appeared before me the undersigned Deponent, R. Timothy Estes, as the closing attorney, and who, being duly sworn, deposes and states under oath as follows:

1. That Affiant has personal knowledge of the matters stated herein and gives this Affidavit based upon such personal knowledge.
2. That on or about February 27, 2024, as the closing attorney, I conducted a real estate closing by which Sandra Renea Johnson (hereinafter referred to as "Purchaser") purchased the property located at 540 Koslin Way, Calera, Alabama 35040 (hereinafter referred to as the "Property"), from D.R. Horton, Inc., - Birmingham (hereinafter referred to as "Seller"). In order to convey title to said Purchaser, Seller executed a Statutory Warranty Deed. Said Statutory Warranty Deed was recorded on March 01, 2024, in the Office of the Judge of Probate for Shelby County, Alabama in Inst. No. 20240301000054780 (the "Statutory Warranty Deed").
3. That simultaneous with said purchase of the Property, Purchaser executed a Mortgage in the amount of \$138,074.00, encumbering said property. Said Mortgage was recorded on March 01, 2024, in the Office of the Judge of Probate for Shelby County, Alabama in Inst. No. 20240301000054790 (the "Mortgage").
4. That page fourteen (14) of said Mortgage contains an error in the notary acknowledgement block in that the Purchaser's name was inadvertently omitted.
5. That said notary acknowledgment is corrected to read as follows:

I, R. Timothy Estes, hereby certify that Sandra Renea Johnson whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 27 day of February A.D. 2024.

6. That Affiant's attention has been directed to the fact that the within affidavit is to be presented for recording and shall constitute notice of the facts recited herein and may be relied upon by purchasers, lenders, lessees, title insurance companies, and any others who might acquire rights in or insure title to the property in question.

IN WITNESS WHEREOF, I have set my hand and seal this the 22nd day of October 2024.



R. Timothy Estes, as AFFIANT
2188 Parkway Lake Drive, Suite 101
Hoover, AL 35244

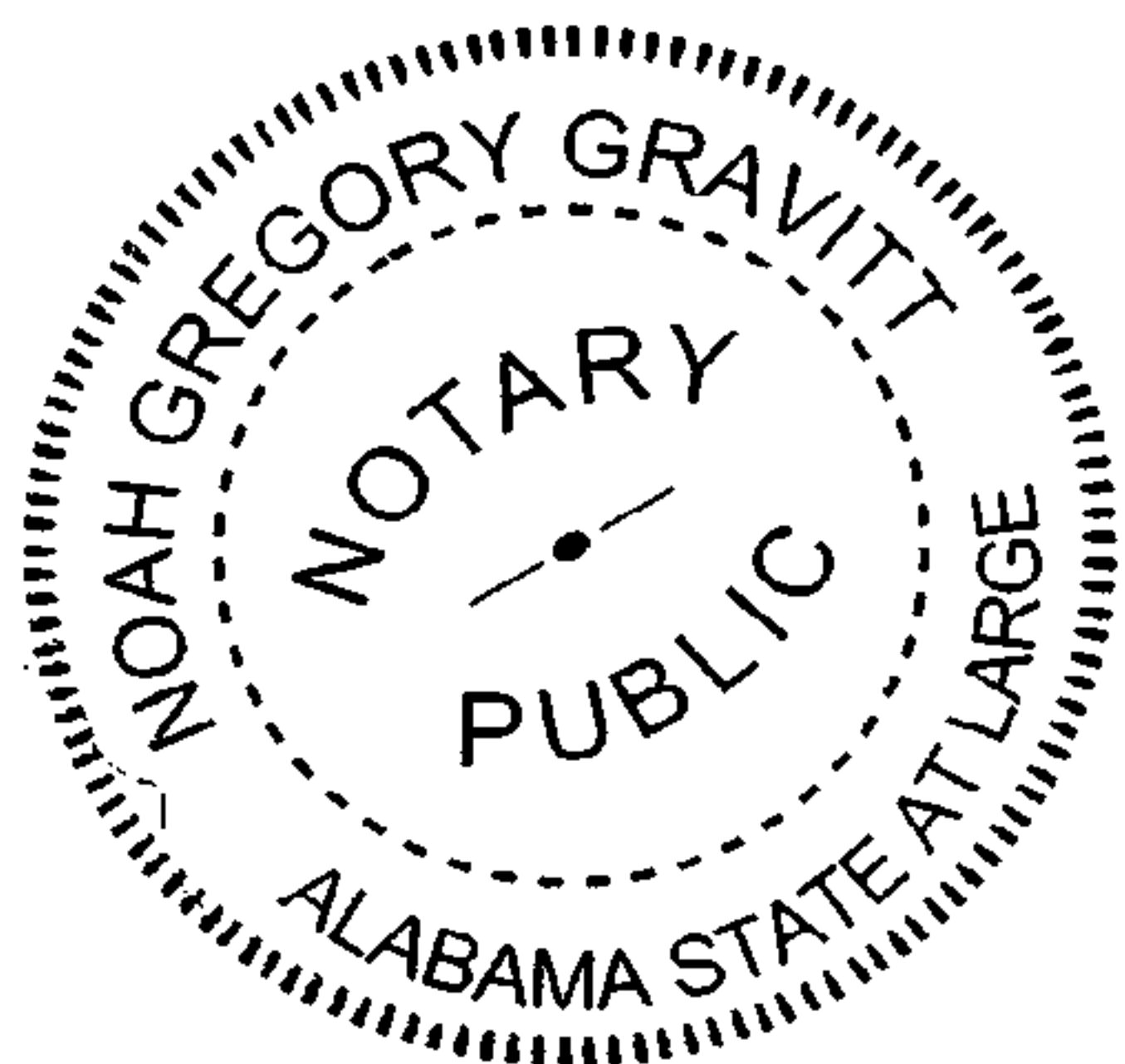
STATE OF ALABAMA)

ss.

COUNTY OF SHELBY)

I, the undersigned notary public in and for said county in and for said state, hereby certify that R. Timothy Estes, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 22nd day of October 2024.



Notary Public
My Commission Expires: 01-23-2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/23/2024 12:30:09 PM
\$26.00 DANIEL
20241023000332400

Allen S. Bayl