

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

SCRIVENER’S AFFIDAVIT

STATE OF ALABAMA
SHELBY COUNTY

I, David P. Condon, was the Scrivener of the Warranty Deed from Jane W. Herndon and her husband, Caleb M. Herndon, III (Grantors) to Christopher Osborn Pfefferkorn and Teresa Hickey (Grantees) executed on June 18, 2015 and recorded in the Probate Office of Shelby County, Alabama on July 15, 2015 as Instrument No.20150715000240550.

The legal description contained in said warranty deed was:

Lot 1418, according to the map of Highland Lakes, 14th Sector, an Eddleman Community, as recorded in Map Book 30, Page 14 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in declaration of easements and master protective covenants for Highland Lakes, a residential subdivision, as recorded in Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the declaration of covenants, conditions and restrictions for Highland Lakes, a residential subdivision, 14th Sector, recorded in Instrument # 20021101000539740, in the Office of the Judge of Probate of Shelby County, Alabama. (Which, together with all amendments thereto, is hereinafter collectively referred to as, The "Declaration").

The correct legal description for said property is:

Lot 1418, according to the map of Highland Lakes, 14th Sector, an Eddleman Community, as recorded in Map Book 30, Page 74 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in declaration of easements and master protective covenants for Highland Lakes, a residential subdivision, as recorded in Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the declaration of covenants, conditions and restrictions for Highland Lakes, a residential subdivision, 14th Sector, recorded in Instrument # 20021101000539740, in the Office of the Judge of Probate of Shelby County, Alabama. (Which, together with all amendments thereto, is hereinafter collectively referred to as, The "Declaration").

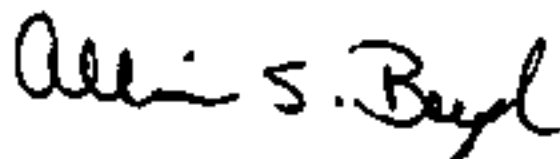
This Scrivener’s Affidavit is given to correct the referenced warranty deed by correcting the legal description as described above.


David P. Condon

STATE OF ALABAMA
JEFFERSON COUNTY

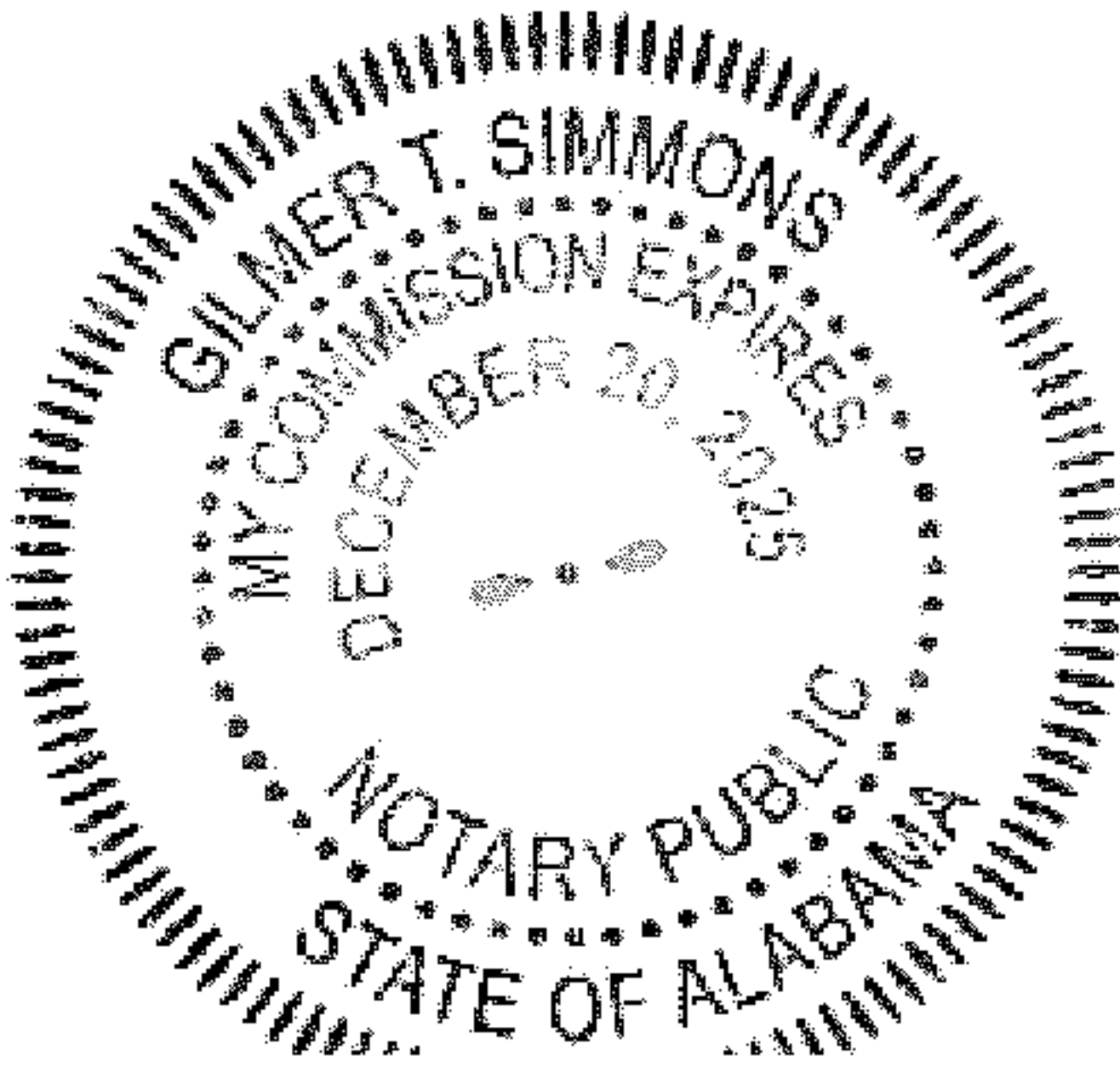


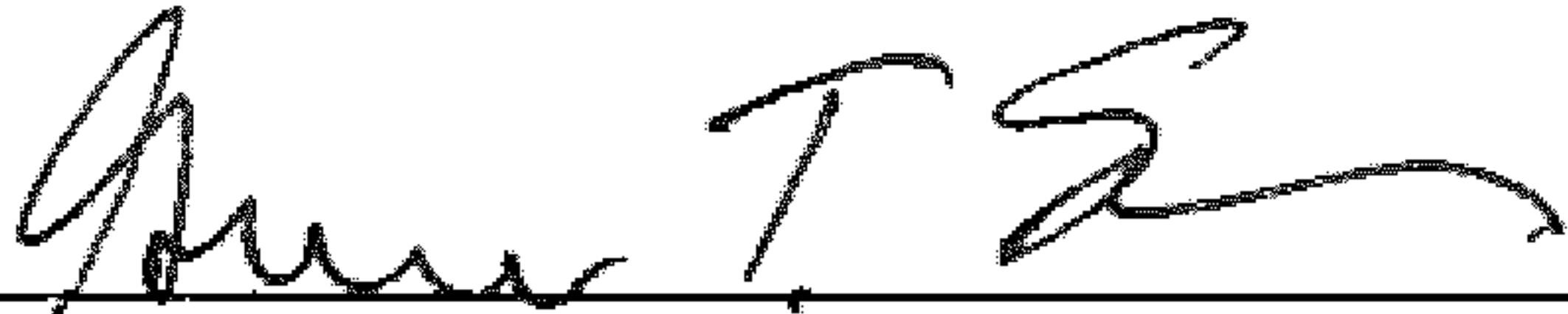
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/06/2024 01:55:14 PM
\$24.00 PAYGE
20241206000376740



This is to certify that David P. Condon whose name is signed to the foregoing and who is known to me, did sign same on the date the same bears date, and declares it to be true and correct to the best of his information, knowledge and belief.

Sworn to and subscribed before me this the 5th day of December, 2024.




Notary Public: Gilmer T. Simmons
My Commission expires: 12/20/2025