

This Instrument was prepared By:  
Stuart J. Garner  
Attorney at Law  
2700 Corporate Drive  
Ste 150  
Birmingham, AL 35242

STATE OF ALABAMA  
SHELBY COUNTY

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Stuart J. Garner who after being duly sworn, deposes and says on oath as follows:

My name is Stuart J. Garner, and I am a practicing attorney, in Shelby County, Alabama. I prepared that certain Warranty Deed from Barry D Cohen and Tracy A Cohen dated December 4th, 2024, and recorded as Instrument#20241204000374040, in the Probate Office of Shelby County, Alabama.

It has been brought to my attention that the name of the Grantee is not spelled correctly, Rachael Hope Roberts in said Warranty Deed. The Grantee name should read as follows

Jacob Robers and Rachael Hope Roberts, Husband and Wife

This affidavit is given to correct the spelling of the Grantee in the above recited Warranty Deed. Affiant further saith not.

  
Stuart J. Garner

STATE OF ALABAMA  
SHELBY COUNTY

Sworn to and subscribed before me this the 8<sup>th</sup> day of January, 2025.

  
Notary Public: Lauren Spain

My Commission Expires: 1/18/2027

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/08/2025 10:18:08 AM  
\$24.00 BRITTANI  
20250108000008660

LAUREN SPAIN  
Notary Public, Alabama State at Large  
My Commission Expires January 18, 2027



