

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

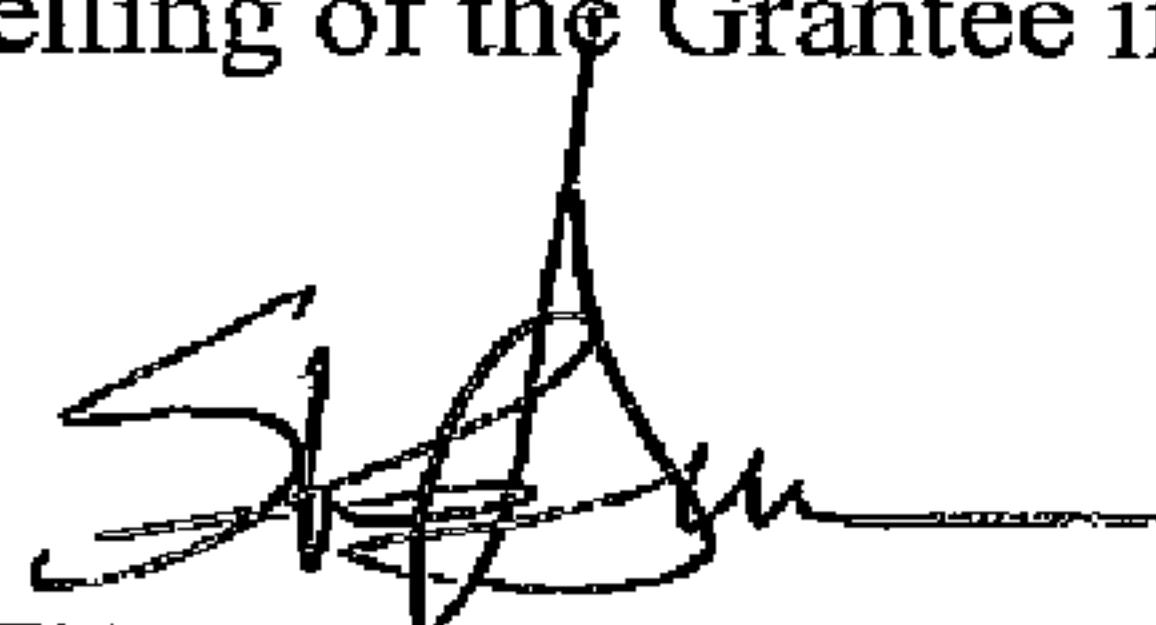
Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Stuart J. Garner who after being duly sworn, deposes and says on oath as follows:

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 8th 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

