

This instrument drafted by:

John W. Clark IV  
Bainbridge, Mims, Rogers & Smith, LLP  
The SouthState Bank Building  
600 Luckie Drive, Suite 415  
Birmingham, Alabama 35223  
Telephone: 205.879.1100

**NOTE TO RECORDING CLERK:**

**Please index this Scrivener's Affidavit  
against the Statutory Warranty Deed  
recorded at Instrument No.  
20220603000224070,  
Shelby County Probate Office.**

**SCRIVENER'S AFFIDAVIT**

Before me, the undersigned Notary Public, personally appeared John W. Clark IV, who being by me first duly sworn, deposes and says as follows:

I am a practicing Attorney in the State of Alabama. In the course of my practice, I prepared that certain Statutory Warranty Deed (the "**Deed**") from Beverly Fay Stamps, individually and in her roles as the personal representative of the Estate of Sherwood J. Stamps and as the trustee of the Family Trust created under the Laws Will & Testament of Sherwood J. Stamps, to 280-43, LLC dated June 2, 2022 and recorded on June 3, 2022 as Instrument # 20220603000224070, of the Shelby County Probate Office, Alabama.

I examined the Deed and determined there is a scrivener's error in the legal description attached as Exhibit A to said Deed. Specifically, each of the three legal descriptions of the subject property reference a starting point at the Northwest corner of Section 28 when, in fact, the correct location for the starting point is the Northeast corner of Section 28. The correct legal description is attached as ***Exhibit A*** to this Scrivener's Affidavit.

This Scrivener's Affidavit is executed to identify the correct legal description of the property conveyed by the foregoing Deed.

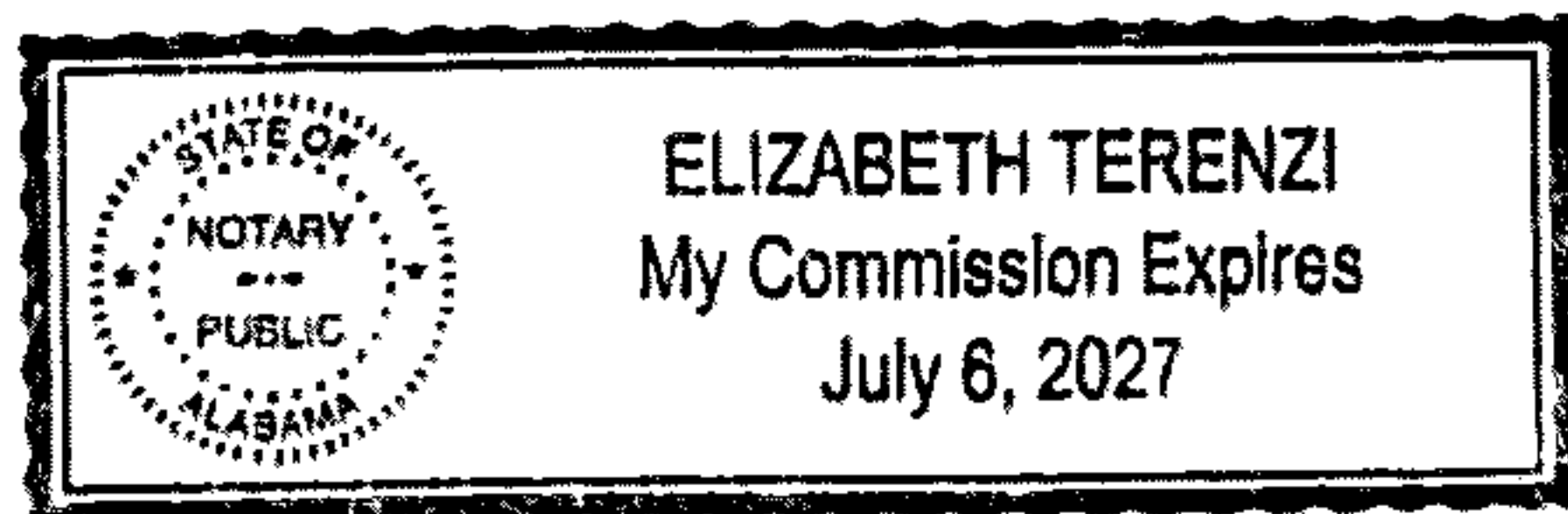
John W. Clark IV  
John W. Clark IV

STATE OF ALABAMA       )  
                                     :  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County in said State, personally appeared John W. Clark IV, who, being first duly sworn, deposes and says that he executed the foregoing affidavit, and that the facts stated therein are true and correct.

Sworn to and subscribed before me this 21 day of January 2025.

[NOTARY SEAL]



Elizabeth Terenzi  
Notary Public  
My Commission Expires: 7-6-2027

**EXHIBIT A TO SCRIVENER'S AFFIDAVIT****PARCEL 1:**

Commence at the NE Corner of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama; thence N89°49'11"W, a distance of 3738.02'; thence S00°10'49"W, a distance of 1058.49' to a point on the East R.O.W. line of Bear Creek Road, (aka Shelby County Highway 43) and the Southerly R.O.W. line of U.S. Highway 280, said point being the POINT OF BEGINNING; thence leaving said Bear Creek Road R.O.W. line and along said U.S. Highway 280 R.O.W. line, N81°20'37"E, a distance of 141.73'; thence S83°08'30"E and along said R.O.W. line a distance of 624.45'; thence S50°17'58"E and along said R.O.W. line a distance of 298.95'; thence S44°47'12"E and along said R.O.W. line a distance of 822.50'; thence S50°24'13"E and along said R.O.W. line a distance of 438.38' to North R.O.W. line of Seaboard Coast Line Railroad; thence N67°26'38"W leaving said U.S. Highway 280 and along said Railroad R.O.W. line a distance of 24.08'; thence N68°15'25"W and along said R.O.W. line a distance of 52.57'; thence N68°22'45"W and along said R.O.W. line a distance of 57.97'; thence N68°52'16"W and along said R.O.W. line a distance of 573.33'; thence N69°20'16"W and along said R.O.W. line a distance of 50.46'; thence N70°09'56"W and along said R.O.W. line a distance of 49.86'; thence N71°18'28"W and along said R.O.W. line a distance of 50.93'; thence N72°06'34"W and along said R.O.W. line a distance of 54.53'; thence N74°42'30"W and along said R.O.W. line a distance of 49.25'; thence N76°07'22"W and along said R.O.W. line a distance of 52.42' to a curve to the left, having a radius of 1476.06', subtended by a chord bearing S80°40'02"W, and a chord distance of 1104.00'; thence along the arc of said curve and along said R.O.W. line for a distance of 1131.50'; thence N28°54'46"W and leaving said R.O.W. line a distance of 160.95'; thence S74°05'18"W, a distance of 102.18'; thence N47°44'42"W, a distance of 259.19' to the Easterly R.O.W. line of Bear Creek Road (aka Shelby County Highway 43); thence N45°36'24"E and along said R.O.W. line a distance of 11.79'; thence S53°47'44"E and along said R.O.W. line a distance of 40.01'; thence N42°02'50"E and along said R.O.W. line a distance of 210.92'; thence N32°14'46"E, a distance of 600.51' to the POINT OF BEGINNING.

**PARCEL 2:**

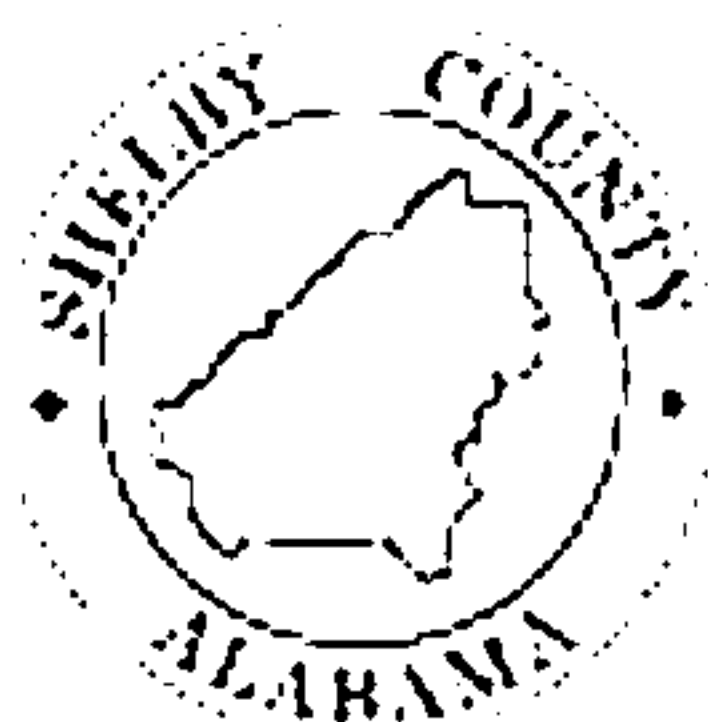
Commence at the NE Corner of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama; thence N89°49'11"W, a distance of 3738.02'; thence S00°10'49"W, a distance of 1058.49' to a point on the East R.O.W. line of Bear Creek Road, (aka Shelby County Highway 43) and the Southerly R.O.W. line of U.S. Highway 280; thence leaving said Bear Creek Road R.O.W. line and along said U.S. Highway 280 R.O.W. line, N81°20'37"E, a distance of 141.73'; thence S83°08'30"E and along said R.O.W. line a distance of 624.45'; thence S50°17'58"E and along said R.O.W. line a distance of 298.95'; thence S44°47'12"E and along said R.O.W. line a distance of 822.50'; thence S50°24'13"E and along said R.O.W. line a distance of 438.38' to North R.O.W. line of Seaboard Coast Line Railroad; thence N67°26'38"W, leaving said U.S. Highway 280 and along said Railroad R.O.W. line a distance of 24.08'; thence N68°15'25"W and along said R.O.W. line a distance of 52.57'; thence N68°22'45"W and along said R.O.W. line a distance of 57.97'; thence S74°20'53"W, a distance of 167.52' to the Southerly R.O.W. line of Seaboard Coast Line Railroad to a curve to the left, having a radius of 675.38', and subtended by a chord bearing N68°53'00"W, and a chord distance of 137.22'; thence along the arc of said curve and along said R.O.W. line for a distance of 137.46' to the POINT OF BEGINNING; thence N68°50'36"W and along said R.O.W. line a distance of 302.13'; thence N69°19'35"W and along said R.O.W. line a distance of 49.64'; thence N70°15'25"W and along said R.O.W. line a distance of 50.26'; thence N71°14'33"W and along said R.O.W. line a distance of 22.74'; thence S00°17'04"E and leaving said R.O.W. line a distance of 163.11' to the Northerly R.O.W. line of Old Highway 280; thence N71°57'51"E and along said R.O.W. line a distance of 9.55' to a curve to the right, having a radius of 675.38', subtended by a chord bearing N88°37'31"E, and a chord distance of



387.27'; thence along the arc of said curve and along said R.O.W. line for a distance of 392.78' to the POINT OF BEGINNING.

**PARCEL 3:**

Commence at the NE Corner of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama; thence N89°49'11"W, a distance of 3738.02'; thence S00°10'49"W, a distance of 1058.49' to a point on the East R.O.W. line of Bear Creek Road, (aka Shelby County Highway 43) and the Southerly R.O.W. line of U.S. Highway 280; thence leaving said Bear Creek Road R.O.W. line and along said U.S. Highway 280 R.O.W. line, N81°20'37"E, a distance of 141.73'; thence S83°08'30"E and along said R.O.W. line a distance of 624.45'; thence S50°17'58"E and along said R.O.W. line a distance of 298.95'; thence S44°47'12"E and along said R.O.W. line a distance of 822.50'; thence S50°24'13"E and along said R.O.W. line a distance of 438.38' to North R.O.W. line of Seaboard Coast Line Railroad; thence N67°26'38"W leaving said U.S. Highway 280 and along said Railroad R.O.W. line a distance of 24.08'; thence N68°15'25"W and along said R.O.W. line a distance of 52.57'; thence N68°22'45"W and along said R.O.W. line, a distance of 57.97'; thence S74°20'53"W, a distance of 167.52' to the Southerly R.O.W. line of Seaboard Coast Line Railroad and the POINT OF BEGINNING; thence S68°49'39"E and along said R.O.W. line a distance of 133.90'; thence S68°22'36"E and along said R.O.W. line a distance of 57.11'; thence S68°14'29"E and along said R.O.W. line a distance of 52.45'; thence S67°25'03"E and along said R.O.W. line a distance of 51.76'; thence S65°48'21"E and along said R.O.W. line a distance of 36.26' to a curve to the right, having a radius of 1711.20', subtended by a chord bearing S59°36'15"E, and a chord distance of 387.81'; thence along the arc of said curve and along said R.O.W. line for a distance of 388.64'; thence S53°13'57"E and along said R.O.W. line a distance of 36.64'; thence S51°46'09"E and along said R.O.W. line a distance of 51.76'; thence S50°56'45"E and along said R.O.W. line a distance of 52.45'; thence S50°58'46"E and along said R.O.W. line a distance of 56.73'; thence S50°39'55"E and along said R.O.W. line a distance of 60.48'; thence N83°12'03"W and leaving said R.O.W. line a distance of 28.63'; thence S88°24'24"W, a distance of 121.98' to the Northerly R.O.W. line of Old Highway 280 to a curve to the left, having a radius of 1677.02', and subtended by a chord bearing N62°06'53"W, and a chord distance of 27.86'; thence along the arc of said curve and along said R.O.W. line for a distance of 27.86'; thence N62°35'26"W and along said R.O.W. line a distance of 194.86' to a curve to the right, having a radius of 1100.95', subtended by a chord bearing N52°34'17"W, and a chord distance of 383.08'; thence along the arc of said curve and along said R.O.W. line for a distance of 385.04' to a reverse curve to the left, having a radius of 675.38', subtended by a chord bearing N52°48'08"W, and a chord distance of 240.36'; thence along the arc of said curve and along said R.O.W. line for a distance of 241.65' to the POINT OF BEGINNING.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/21/2025 10:59:55 AM  
 \$34.00 BRITTANI  
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