

This Instrument Prepared by and Return to:
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092

Cross Index Reference
Instrument No. 20080924000378610
Instrument No. 20080410000144610
Instrument No. 20170621000221110
Instrument No. 20170621000221120
Shelby County Records

MTG File #: AL2024-00522
Current Owner: Shermaine Pierce and Katosha P. Hardnett
Property Address: 3029 Highview Lane, Calera, Alabama 35040
Parcel Id #: 22-8-34-1-006-025.000

STATE OF ALABAMA
COUNTY OF SHELBY

AFFIDAVIT AFFECTING TITLE

BEFORE ME, the undersigned officer duly authorized to administer oaths appeared, Toni Smoke, being duly sworn, deposes and states under oath as follows:

1.

I am over the age of eighteen (18) years and suffering under no legal disability. I am an attorney licensed to practice law in the State of Alabama.

2.

The subject property was conveyed from Charles E. Bevels and Shirley F Bevels, husband and wife to Shermaine Pierce and Katosha P. Hardnett via Warranty Deed recorded on June 21, 2017, Instrument No. 20170621000221110 in the Office of the Judge of Probate, Shelby County, Alabama.

3.

Whereas, after a review of the public records, it appears that the legal descriptions of the below documents contain a typographically error, property referenced within Section 4 and the correct reference is Sector 4 per the recorded plat in Map Book 36, Page 15 A & B. Warranty Deed recorded on June 21, 2001, at Instrument No. 20170621000221110, Warranty Deed recorded on September 24, 2008 at

Instrument No. 20080924000378610, Mortgage Foreclosure Deed recorded on April 10, 2008 at Instrument No. 20080410000144610, Mortgage recorded on June 21, 2017 at Instrument No. 20170621000221120.

4.

Therefore, the correct legal description, should be as follows:

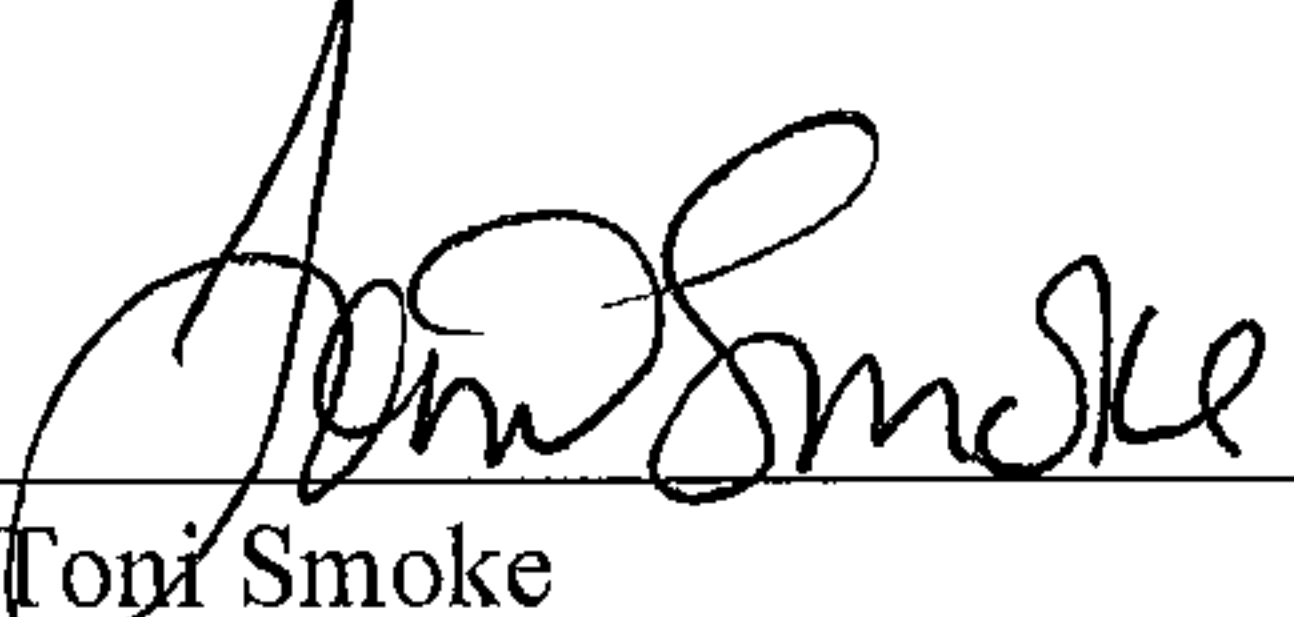
Lot 990, according to the Final Plat of Waterford Highlands, **Sector 4**, Phase 2, as recorded in Map Book 36, Page 15 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

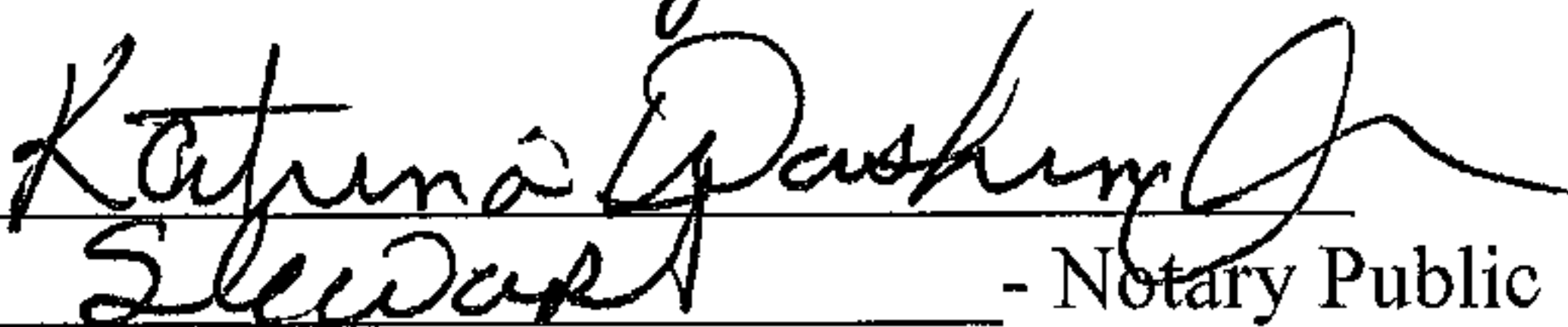
5.

This affidavit is given with the knowledge and understanding that it will be relied upon by future purchasers and title insurers with regard to the above referenced property.

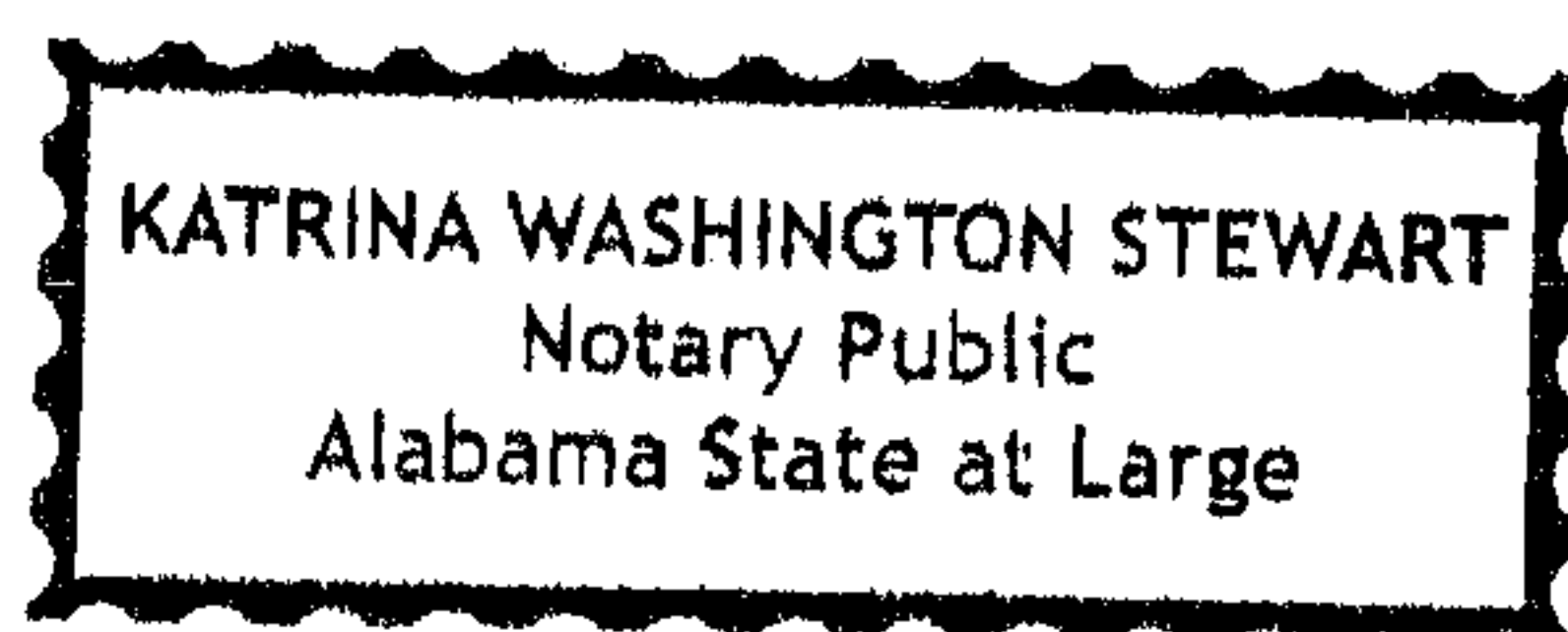
IN WITNESS HEREOF, I have hereunto set my hand and affixed my seal this 22nd day of January, 2025.

Sworn to and Subscribed
Before me this 22nd
day of January, 2025

 (Seal)
Toni Smoke


- Notary Public

My Commission Expires: 7-28-2028
Notary Seal



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/28/2025 12:25:09 PM
\$30.00 PAYGE
20250128000026330

