

SCRIVENER’S AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

BUYERS: Jeff Griswold and Kim Forbes
SELLER: Daniel T Sparks and Betsy H Sparks

KNOW ALL MEN BY THESE PRESENTS: That I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that before me personally appeared CHARLES D. STEWART, JR., who is known to me and who being by me first duly sworn does on her oath depose and say as follows:

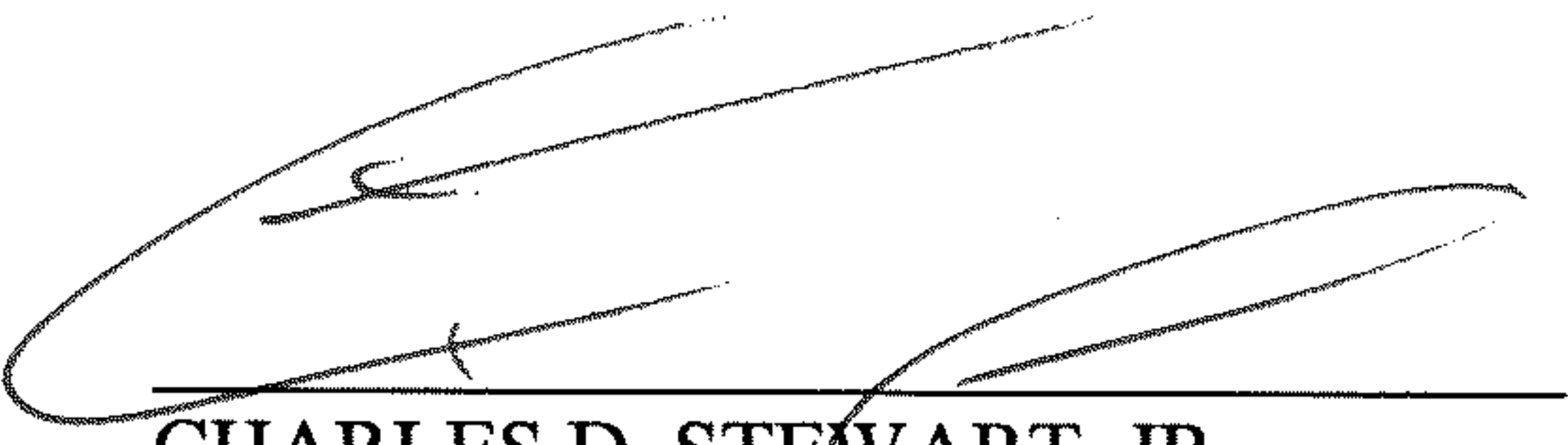
I, CHARLES D. STEWART, JR., was the closing attorney for the transaction of the property located at 2084 Highway 336, Chelsea, AL 35043. The deed executed by Daniel T Sparks and Betsy H Sparks, Husband and Wife, conveying the property to Jeff Griswold and Kim Forbes, dated January 31, 2025, and recorded in Inst. 20250203000032600 in the Office of the Judge of Probate, Shelby County, Alabama, contains an error in the legal description.

It is the purpose and intent of this Affidavit to correct the legal description of subject property in the above-referenced deed to read as follows:

Lot 14, according to the Map and Survey of Chelsea Reserve, as recorded in Map Book 47, page 87 in the Probate Office of Shelby County, Alabama.

All other particulars remain the same.

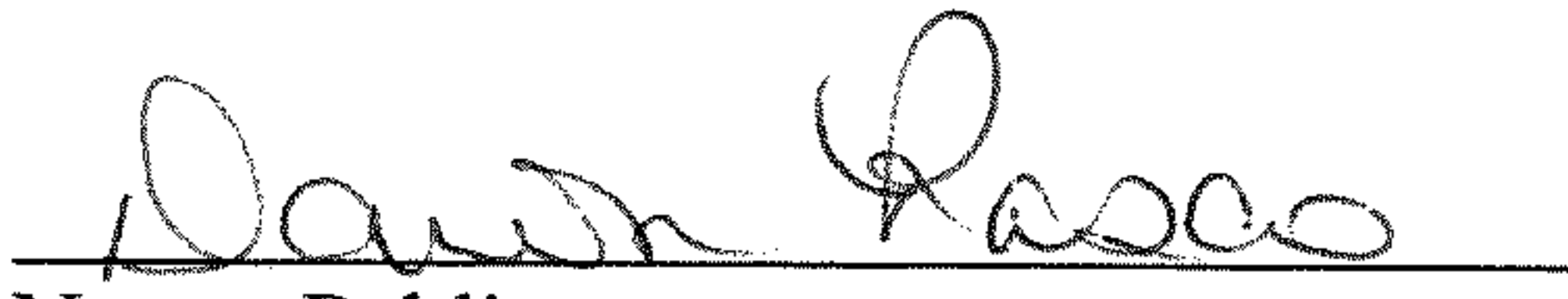
DATED this 6th day of February, 2025.

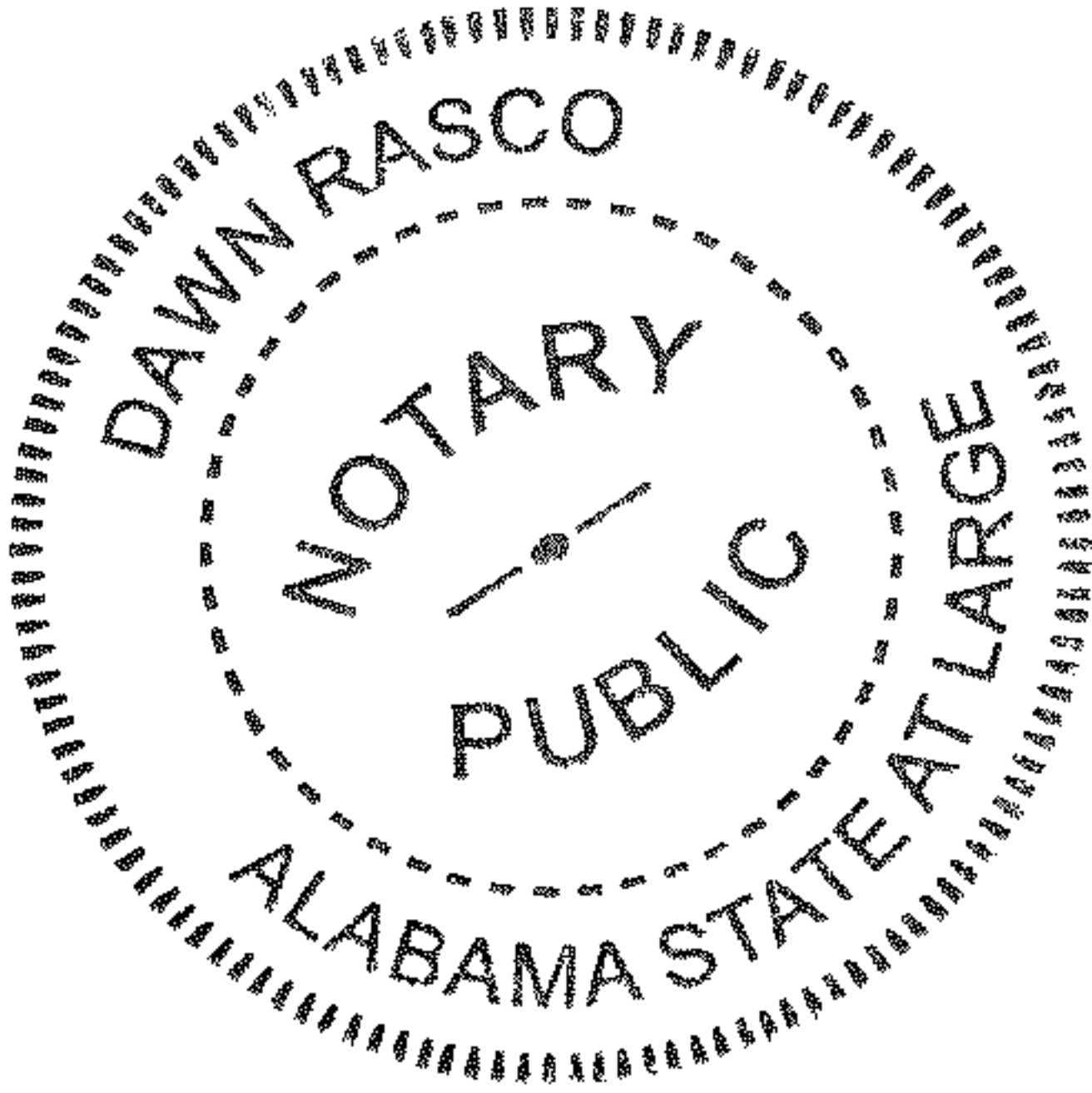

CHARLES D. STEWART, JR.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES D. STEWART, JR., whose name as MANAGING MEMBER/OWNER of EXECUTIVE REAL ESTATE GROUP, LLC D/B/A LAW OFFICE OF CHARLES D. STEWART, JR. is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he as such Managing Member/Owner and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 6th day of February, 2025.


Notary Public
Print Name: Dawn Rasco
Commission Expires: 3/23/2026



PREPARED BY:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242
Our File 2024407T



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/10/2025 10:35:52 AM
\$24.00 JOANN
20250210000039120

