

This instrument was prepared by:  
David P. Condon  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

**SCRIVENER’S AFFIDAVIT**

STATE OF ALABAMA

SHELBY COUNTY

I, David P. Condon, was the Scrivener of the Statutory Warranty Deed described as follows:

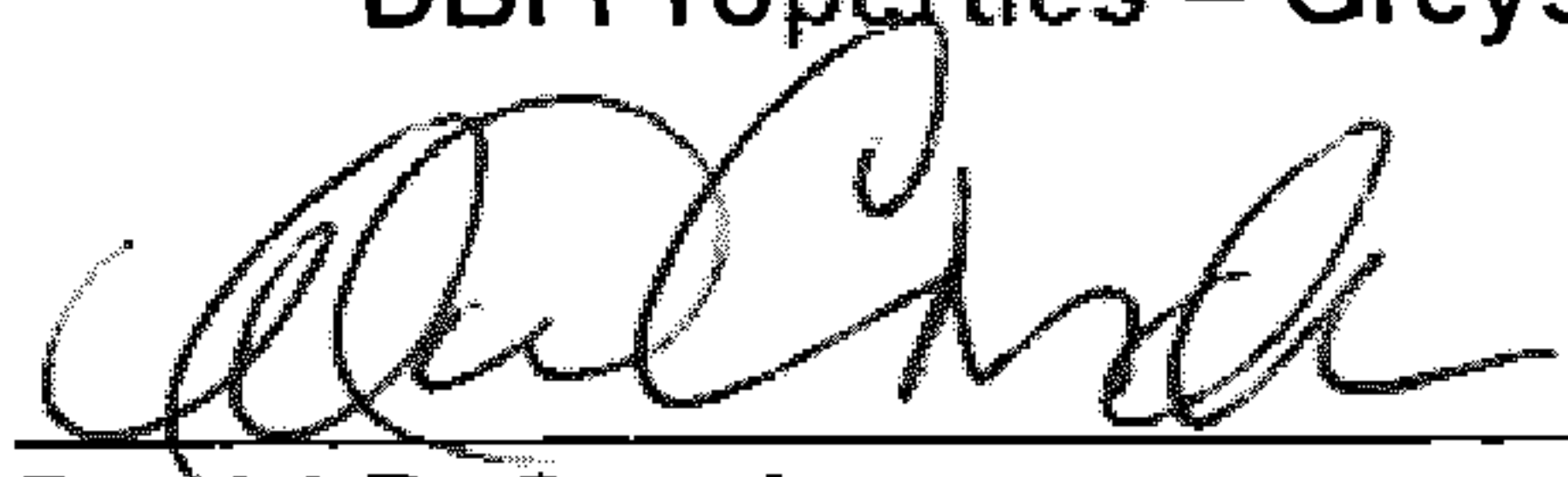
**Statutory Warranty Deed from Grantor DBI Properties – Greystone, LLC to Grantee JBH2 Holdings LLC recorded on February 5, 2025 as Instrument No. 20250205000036100**

The legal description contained in said deed is more particularly described on Exhibit “A” attached hereto.

The Statutory Warranty Deed listed the Grantor’s full name as **DBI Properties – Greystone, LLC, an Alabama Limited Liability Company**. However, DBI Properties – Greystone, LLC is actually a Florida Limited Liability Company.

Therefore, this Scrivener’s Affidavit is given to correct said Statutory Warranty Deed by correcting the Grantor’s name to read as follows:

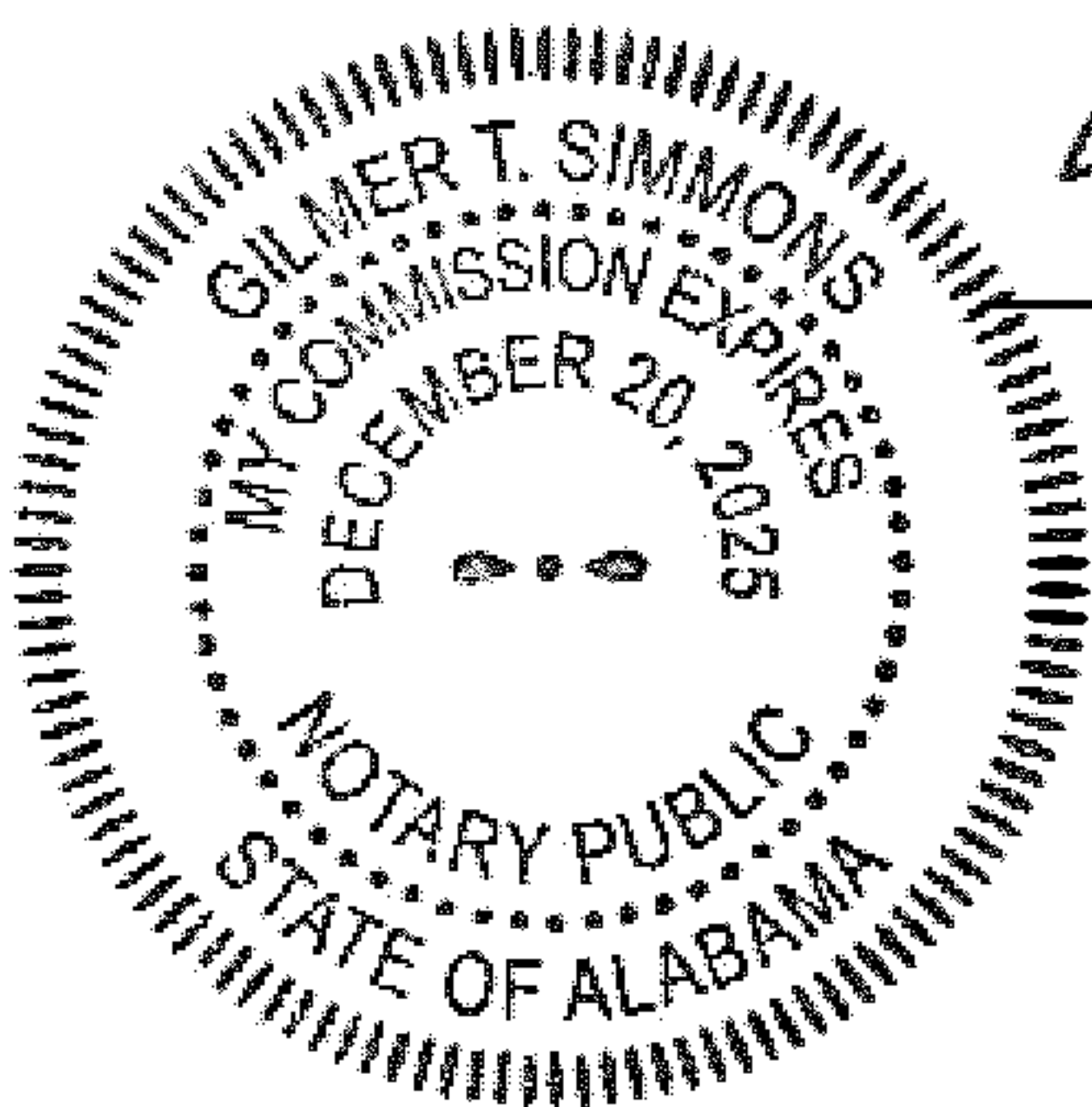
**DBI Properties – Greystone, LLC, a Florida Limited Liability Company**


  
\_\_\_\_\_  
David P. Condon

STATE OF ALABAMA  
JEFFERSON COUNTY

This is to certify that David P. Condon, whose name is signed to the foregoing and who is known to me, did sign same on the date the same bears date, and declares it to be true and correct to the best of his information, knowledge and belief.

Sworn to and subscribed before me this the 12th day of February, 2025.



  
\_\_\_\_\_  
**Notary Public: Gilmer T. Simmons**  
**My Commission expires: 12.20.2025**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Land referred to herein belcw is situated in the County of Shelby, State of Alabama and is described as follows:

Lot 1, according to the Final Plat of American Family Care's Addition to Greystone Plat No. 1, as recorded in Map Book 60, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the benefits, to the extent that they represent an interest in Real Property, of those certain Non-Exclusive Access Easements for the benefit of Tract I, as created by those certain Deeds recorded in Instrument No. 20060630000318520 and Instrument No. 20170929000354630 in the Office of the Judge of Probate of Shelby County, Alabama, over and across the parcels described below:

**PARCEL B:**

A 50 0 foot wide easement for ingress and egress situated in the SW 1/4 of Section 32, Township 18 South, Range 1 West Shelby County, Alabama, said easement lying 25 feet on either side of and parallel to the following described centerline: Commence at the Southwest corner of said Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and run in an easterly direction along the South line of said section on an assumed bearing of North 89 degrees 42 minutes 31 seconds East a distance of 1336.01 feet to a point at the Southwest corner of the SE 1/4 of the SW 1/4 of said Section 32; thence run North 43 degrees 07 minutes 10 seconds West for a distance of 102.14 feet to a point; thence run North 48 degrees 08 minutes 18 seconds West for a distance of 112.31 feet to a point; thence run North 44 degrees 11 minutes 15 seconds West for a distance of 294.30 feet to a point; thence run North 30 degrees 07 minutes 38 seconds East for a distance of 424.98 feet to the point of beginning of the centerline easement herein described; thence run North 59 degrees 52 minutes 22 seconds West for a distance of 87.25 feet to a point of curvature; thence run along the arc of said curve to the left having a central angle of 51 degrees 26 minutes 31 seconds and a radius of 200.00 feet in a northwesterly to southwesterly direction for a distance of 179.57 feet; thence run South 68 degrees 41 minutes 07 seconds West for a distance of 2.26 feet to a point of curvature; thence run along the arc of a curve to the right having a central angle of 46 degrees 44 minutes 53 seconds and a radius of 230.00 feet in a southwesterly to northwesterly direction for a distance of 187.66 feet to a point; thence run North 64 degrees 34 minutes 01 seconds West for a distance of 196.36 feet, more or less, to a point on the easterly right of way of Alabama Highway No. 119 and the end of the herein described centerline easement.

**PARCEL E:**

Commence at the SW corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and run in an easterly direction along the South line of said section on an assumed bearing of North 89 degrees 42 minutes 31 seconds East a distance of 1336.01 feet to a point at the SW corner of the SE 1/4 of the SW 1/4 of said Section 32; thence run North 43 degrees 07 minutes 10 seconds West for a distance of 102.14 feet to a point; thence run North 48 degrees 08 minutes 18 seconds West for a distance of 112.31 feet to a point; thence run North 44 degrees 11 minutes 15 seconds West for a distance of 294.30 feet to a point; thence run North 30 degrees 07 minutes 38 seconds East for a distance of 449.98 feet to a point; thence run South 59 degrees 52 minutes 22 seconds East for a distance of 199.20 feet to the pcint of beginning of the herein described easement; thence continue South 59 degrees 52 minutes 22 seconds East for a distance of 57.56 feet to a point; thence deflect 85 degrees 36 minutes 56 seconds and run to the left in a northeasterly direction for a distance of 174.46 feet to a point on the southwesterly right of way of U.S. Highway No. 280, said point lying on a curve to the right having a central angle of 2 degrees 06 minutes 39 seconds and a radius of 2714.79 feet; thence deflect 90 degrees 32 minutes 33 seconds to the right to the tangent of said curve and run along the arc of said curve and along said southwesterly right of way line for a distance of 100.01 feet; thence deflect 88 degrees 25 minutes 55 seconds from the tangent of the last described curve and run to the right in a southwesterly direction for a distance of 216.05 feet to a point; thence deflect 85 degrees 36 minutes 56 seconds and run to the right in a northwesterly direction for a distance of 157.86 feet to a point; thence deflect 85 degrees 36 minutes 56 seconds and run to the right in a northeasterly direction for a distance of 50.15 feet to the point of begining; being situated in Shelby County, Alabama.

**PARCEL C:**

A 50.0 foot wide easement for ingress and egress situated in the SW 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, said easement lying 25 feet on either side of and parallel to the following described centerline: Commence at the SW corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and run in an easterly direction along the South line of said section on an assumed bearing of North 89 degrees 42 minutes 31 seconds East a distance of 1336.01 feet to a point at the SW corner of the SE 1/4 of the SW 1/4 of said Section 32; thence run North 43 degrees 07 minutes 10 seconds West for a distance of 102.14 feet to a point; thence run North 48 degrees 08 minutes 18 seconds West for a distance of 112.31 feet to a point; thence run North 44 degrees 11 minutes 15 seconds West for a distance of 294.30 feet to a point; thence run North 30 degrees 07 minutes 38 seconds East for a distance of 424.98 feet to the point of beginning of the centerline easement herein described; thence run South 59 degrees 52 minutes 22 seconds East for a distance of 197.29 feet to the end of the herein described centerline easement.



PARCEL D:

A 20 foot wide easement for ingress and egress situated in the SW 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, said easement being more particularly described as follows: Commence at the SW corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and run in an easterly direction along the South line of said section on an assumed bearing of North 89 degrees 42 minutes 31 seconds East a distance of 1336.01 feet to a point at the SW corner of the SE 1/4 of the SW 1/4 of said Section 32; thence run North 43 degrees 07 minutes 09 seconds West for a distance of 102.14 feet to a point; thence run North 48 degrees 08 minutes 18 seconds West for a distance of 112.31 feet to a point; thence run North 44 degrees 11 minutes 15 seconds West for a distance of 294.30 feet to a point; thence run North 30 degrees 07 minutes 38 seconds East for a distance of 449.98 feet to a point; thence deflect 90 degrees 00 minutes 00 seconds and run to the right in a southeasterly direction for a distance of 236.70 feet to the point of beginning of the easement herein described; thence deflect 85 degrees 36 minutes 56 seconds and run to the left in a northeasterly direction for a distance of 175.74 feet to a point on the southerly right of way of U.S. Highway No. 280, said point lying on a curve to the right having a central angle of 0 degrees 25 minutes 20 seconds and a radius of 2714.79 feet; thence deflect 90 degrees 57 minutes 53 seconds to the tangent of said curve and run to the right along the arc of said curve and along said right of way in a southeasterly direction a distance of 20.00 feet to a point; thence deflect 90 degrees 32 minutes 33 seconds from the tangent of the last described curve and run to the right in a southwesterly direction a distance of 174.46 feet to a point; thence deflect 85 degrees 36 minutes 56 seconds and run to the right in a northwesterly direction for a distance of 20.06 feet to the point of beginning; being situated in Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/12/2025 11:26:12 AM**  
**\$28.00 PAYGE**  
**20250212000043000**

*Allen S. Bayl*