

STATE OF ALABAMA

COUNTY OF SHELBY

**Reference Deed dated January 16, 2025, and recorded as Instrument # 20250220000050360
in the Office of the Judge of Probate of Shelby County, Alabama.**

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, personally appeared Millard V. Young, IV, who by me being first duly sworn under oath does depose and say:

My name is Millard V. Young, IV, I am over the age of 21, and I am an attorney practicing law with the firm of Maynard Nexsen PC in Birmingham, Alabama.

I prepared a Statutory Warranty Deed dated January 16, 2025, and recorded as Instrument # 20250220000050360 in the Office of the Judge of Probate of Shelby County, Alabama, from Mary Allison Roensch Tyler ("Grantor") to Wild Dogwood Farm, LLC, an Alabama limited liability company ("Grantee"), pursuant to which Grantor conveyed to Grantee certain real property located in Shelby County, Alabama, including Parcels 1 and 2, as the same are more fully described in said Deed.

The legal description of Parcel 2 as described in the Deed contains two scrivener's errors as follows: (1) the portion of the call underlined and bolded below was inadvertently omitted from the legal description of said Parcel 2, and (2) the "t" in "feet" underlined and bolded below was inadvertently omitted from the legal description of said Parcel 2.

A parcel of land, lying in the South ½ of Section 9, the North ½ of Section 16, and the Northeast ¼ of Section 17, all in Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the ½" capped rebar stamped "Paragon" found and locally accepted to be the Southwest corner of the Southeast ¼ of the Northeast ¼ of said Section 17; thence South 89 degrees 59 minutes 58 seconds West along the South line of the Southwest ¼ of the Northeast ¼ of said Section 17 for a distance of 247.00 feet to a ½" capped rebar set stamped "PLS 37248 CA1084LS" set; thence leaving said South line, North 11 degrees 55 minutes 52 seconds East for a distance of 1315.76 feet to the Northwest corner of the Southeast ¼ of the Northeast ¼ of said Section 17; thence North 89 degrees 24 minutes 37 seconds East along the North line of said ¼ - ¼ section for a distance of 1000.00 feet to a ½" capped rebar set stamped "PLS 37248 CA1084LS"; thence leaving said North line, North 16 degrees 46 minutes 41 seconds East for a distance of 1414.65 feet to a ½" capped rebar set stamped "PLS 37248 CA1084LS" set at the Northwest corner of said Section 16; thence south 89 degrees 53 minutes 24 seconds East along the North line of said Section 16 for a distance of 1200.70 feet to a ½" capped rebar set stamped "PLS 37248 CA1084LS"; thence leaving said North line, North 01 degrees 43 minutes 52 seconds East for a distance of 60.00 feet to a ½" capped rebar set stamped "PLS

37248 CA1084LS"; thence South 89 degrees 53 minutes 24 seconds East for a distance of 60.00 feet to a ½" capped rebar set stamped "PLS 37248 CA1084LS" set on the West line of the Southeast ¼ of the Southwest ¼ of said Section 9; thence North 01 degrees 43 minutes 52 seconds East along said West line for a distance of 1300.00 feet to a ½" capped rebar stamped "PLS 37248 CA1084LS" set at the Northwest corner of said ¼ - ¼ section **then 89 degrees 28 minutes 25 seconds East along the North line of said ¼ - ¼ section** for a distance of 1281.33 feet to a ½" capped rebar stamped "PLS 37248 CA1084LS" set at the Northeast corner of said ¼ - ¼ section, same being the Southwest corner of the Northwest ¼ of the Southeast ¼ of said Section 9; thence North 01 degrees 41 minutes 29 seconds East along the East line of said Northwest ¼ of the Southeast ¼ for a distance of 1320.00 feet to a 1" open top pipe found at the Northwest corner of said ¼ - ¼ section; thence North 88 degrees 20 minutes 56 seconds East along the North line of said ¼ - ¼ section for a distance of 1431.18 feet to a painted rock found at the Northeast corner of said ¼ - ¼ section; thence South 03 degrees 58 minutes 49 seconds West along the East line of said ¼ - ¼ section for a distance of 2737.51 feet to a ½" capped rebar stamped "PLS 37248 CA1084LS" set at the Southeast corner of the Southwest ¼ of the Southeast ¼ of said Section 9, same being the Northeast corner of the Northwest ¼ of the Northeast ¼ of said Section 16; thence South 01 degrees 42 minutes 04 seconds West along the East line of said ¼ - ¼ section for a distance of 2630.77 feet to a 5/8" capped rebar found stamped "Clinkscals" at the Southeast corner of the Southwest ¼ of the Northeast ¼ of said Section 16; thence South 89 degrees 24 minutes 37 seconds West along the South line of said ¼ - ¼ section for a distance of 1320.00 feet to a ½" capped rebar found in a rock pile at the Southwest corner of said ¼ - ¼ section; thence North 01 degrees 41 minutes 29 seconds East along the West line of said ¼ - ¼ section for a distance of 2643.89 feet to a ½" capped rebar stamped "PLS 37248 CA1084LS" set at the Southeast corner of the Southeast ¼ of the Southwest ¼ of said Section 9; thence South 89 degrees 58 minutes 48 seconds West along the South line of said ¼ - ¼ section for a distance of 1281.88 feet to a ½" capped rebar stamped "PLS 37248 CA1084LS" set at the Southwest corner of said ¼ - ¼ section, same being the Northeast corner of the Northwest ¼ of the Northwest ¼ of said Section 16; thence leaving said South line, South 01 degrees 43 minutes 52 seconds West along the East line of the Northwest ¼ of the Northwest ¼ of said Section 16 for a distance of 2647.17 feet to a ½" capped rebar stamped "PLS 37248 CA1084LS" set at the Southeast corner of the Southwest ¼ of the Northwest ¼ of said Section 16; thence South 89 degrees 55 minutes 10 seconds West along the South line of said ¼ - ¼ section for a distance of 2614.05 feet to the Point of Beginning.

Also, a 30' Easement for Ingress/Egress:

An easement for ingress and egress, lying across the South ½ of Section 8, the Southwest ¼ of the Southwest ¼ of Section 9, all in Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

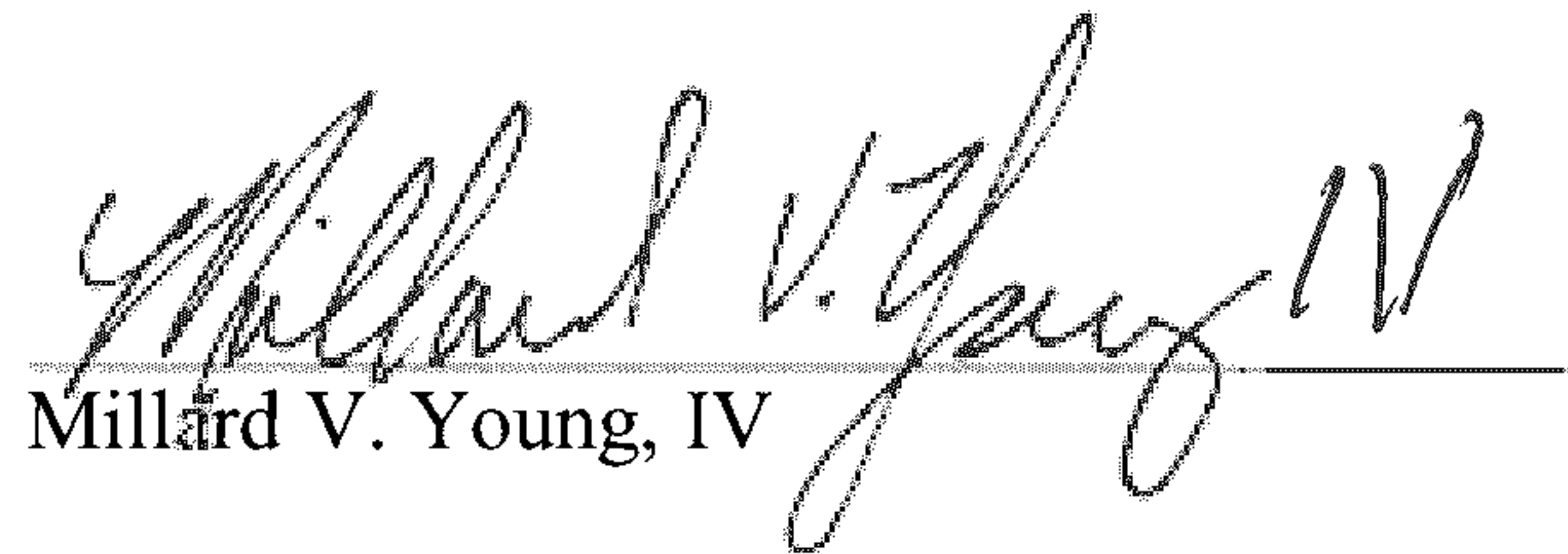
Begin at a ½" capped rebar stamped "Paragon" found and locally accepted to be the Southwest corner of the Southeast ¼ of the Northeast ¼ of said Section

17; thence South 89 degrees 59 minutes 58 seconds West along the South line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 17 for a distance of 247.00 feet to a $\frac{1}{2}$ " capped rebar set stamped "PLS 37248 CA1084LS" set; thence leaving said South line, North 11 degrees 55 minutes 52 seconds East for a distance of 1315.76 feet to the Northwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 17; thence North 89 degrees 24 minutes 37 seconds East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 1000.00 feet to a $\frac{1}{2}$ " capped rebar set stamped "PLS 37248 CA1084LS"; thence leaving said North line, North 16 degrees 46 minutes 41 seconds East for a distance of 1414.65 feet to a $\frac{1}{2}$ " capped rebar stamped "PLS 37248 CA1084LS" set at the Northwest corner of said Section 16; thence South 89 degrees 53 minutes 24 seconds East along the North line of said Section 16 for a distance of 489.56 feet to the Point of Beginning of a 30' easement, being 30 feet in width and lying 15 feet to either side of the following described center line: thence leaving said North line, North 65 degrees 30 minutes 10 seconds West for a distance of 206.70 feet to a point; thence North 23 degrees 08 minutes 16 seconds West for a distance of 148.83 feet to a point; thence north 04 degrees 36 minutes 50 seconds East for a distance of 175.40 feet to a point; thence north 53 degrees 37 minutes 16 seconds West for a distance of 90.96 feet to a point; thence North 41 degrees 32 minutes 09 seconds West for a distance of 157.15 feet to a point; thence North 65 degrees 01 minutes 18 seconds West for a distance of 227.57 feet to a point; thence North 56 degrees 31 minutes 52 seconds West for a distance of 182.01 feet to a point; thence North 31 degrees 47 minutes 47 seconds West for a distance of 67.01 feet to a point; thence North 55 degrees 06 minutes 09 seconds West for a distance of 179.66 feet to a point; thence North 73 degrees 48 minutes 28 seconds West for a distance of 157.74 feet to a point; thence South 89 degrees 40 minutes 35 seconds West for a distance of 142.13 feet to a point; thence South 80 degrees 44 minutes 27 seconds West for a distance of 140.54 feet to a point; thence North 22 degrees 23 minutes 12 seconds West for a distance of 230.85 feet to a point; thence North 43 degrees 43 minutes 18 seconds West for a distance of 168.64 feet to a point; thence North 32 degrees 46 minutes 16 seconds West for a distance of 318.18 feet to a point; thence North 26 degrees 07 minutes 00 seconds East for a distance of 114.36 feet to a point; thence North 03 degrees 53 minutes 53 seconds East for a distance of 415.44 feet to a point; thence North 31 degrees 29 minutes 09 seconds West for a distance of 422.07 feet to a point; thence North 24 degrees 23 minutes 12 seconds West for a distance of 123.59 feet to a point; thence South 87 degrees 38 minutes 01 seconds West for a distance of 229.44 feet to a point; thence South 55 degrees 03 minutes 27 seconds West for a distance of 427.21 feet to a point; thence South 38 degrees 55 minutes 28 seconds West for a distance of 297.60 feet to a point; thence South 83 degrees 18 minutes 11 seconds West for a distance of 209.15 feet to a point; thence South 28 degrees 04 minutes 42 seconds West for a distance of 174.89 feet to a point; thence South 49 degrees 25 minutes 08 seconds West for a distance of 99.50 feet to a point; then South 89 degrees 50 minutes 51 seconds West for a distance of 301.91 feet to a point; thence South 47 degrees 26 minutes 23 seconds West for a distance of 138.36 feet to a point; thence South 33 degrees 34 minutes 08 seconds West for a distance of 286.05 feet to a point; thence South 66 degrees 29 minutes 53 seconds West for a distance of 278.05

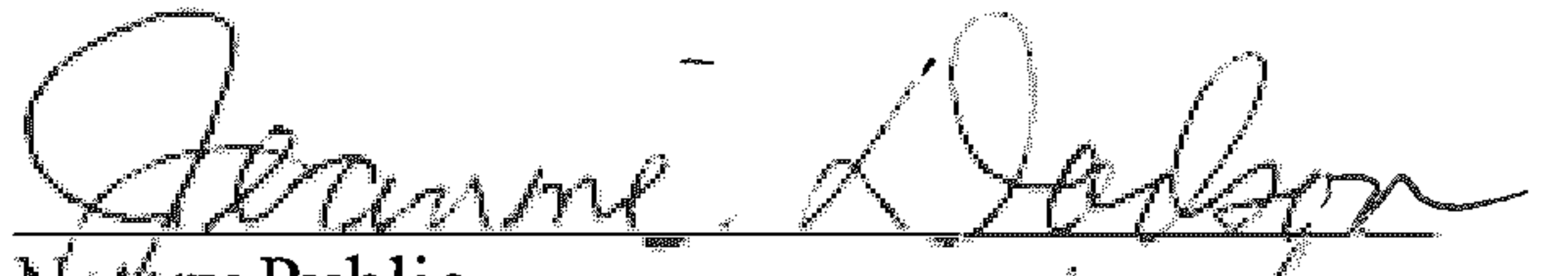
feet to a point; thence South 39 degrees 33 minutes 29 seconds West for a distance of 847.93 feet to a point; thence South 52 degrees 34 minutes 10 seconds West for a distance of 262.62 feet to a point; thence South 38 degrees 26 minutes 55 seconds West for a distance of 265.38 feet to a point; thence South 70 degrees 29 minutes 27 seconds West for a distance of 144.68 feet to a point; thence North 81 degrees 08 minutes 14 seconds West for a distance of 191.80 feet to a point; thence South 71 degrees 00 minutes 12 seconds West for a distance of 165.77 feet to a point; thence North 60 degrees 19 minutes 53 seconds West for a distance of 191.60 feet to a point; thence North 34 degrees 45 minutes 39 seconds West for a distance of 229.91 feet to a point; thence North 51 degrees 16 minutes 27 seconds West for a distance of 281.97 feet to a point; thence North 57 degrees 35 minutes 08 seconds West for a distance of 121.19 feet, more or less, to a point on the Southeast right-of-way margin of Shelby County Highway 55 (80' right-of-way) and the Point of Termination of the easement described herein.

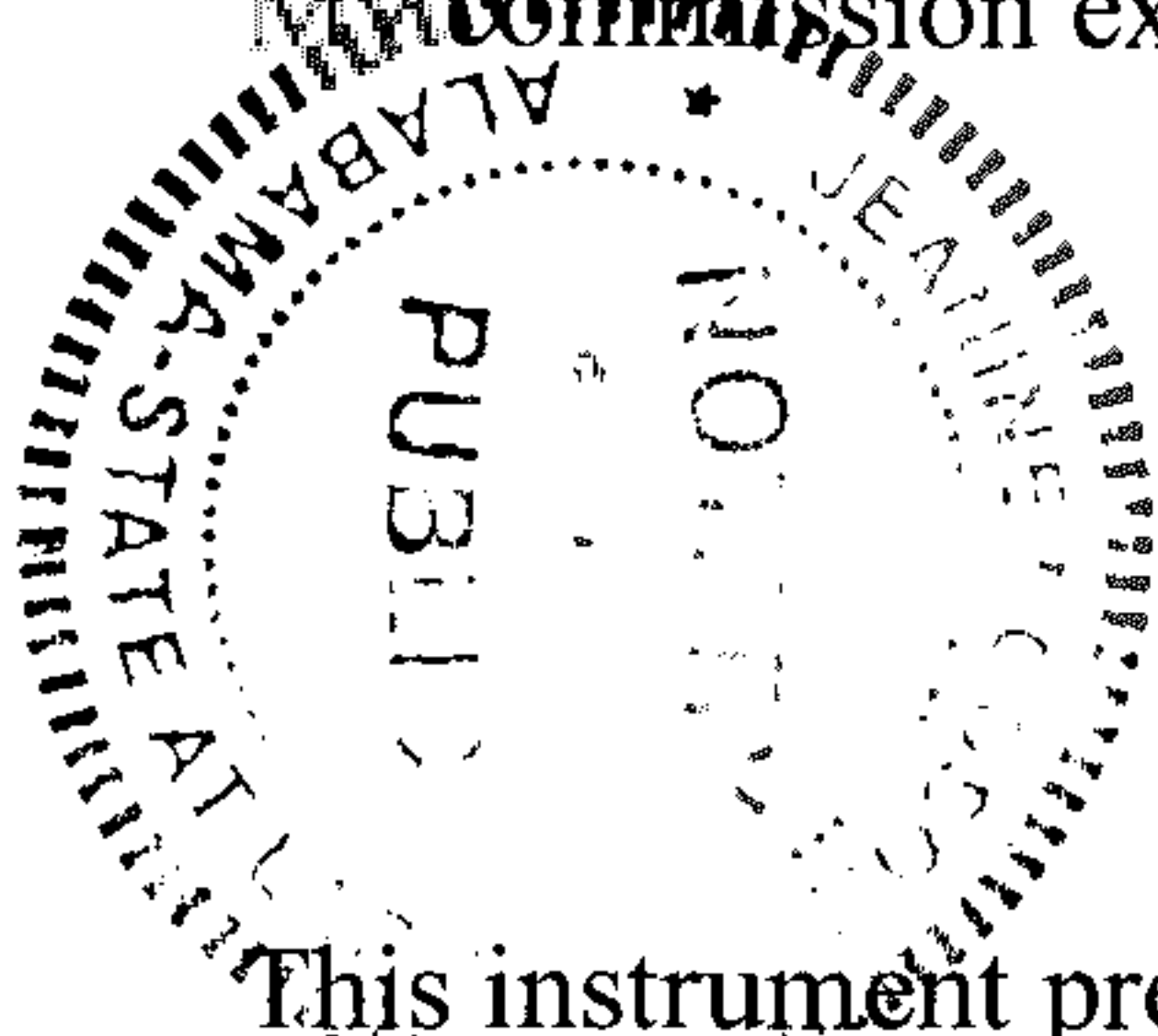
The correct legal description of said Parcel 2 is as set forth above. This affidavit is given to correct the scrivener's errors in said Deed as described above.

FURTHER AFFIANT SAITH NOT.


 Millard V. Young, IV

Sworn to and subscribed before me
 on this the 24th day of February, 2025.


 Notary Public
 My commission expires: 10/12/2028



This instrument prepared by:
 Millard V. Young, IV
 Maynard Nexsen PC
 1901 Sixth Avenue North, Suite 1700
 Birmingham, AL 35203



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/24/2025 01:34:35 PM
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