

STATE OF ALABAMA)
SHELBY COUNTY)

AFFIDAVIT CONCERNING LEGAL DESCRIPTION

Before me, the undersigned Notary Public, personally appeared, William L. Cunningham, who being duly sworn deposes and says as follows:

My name is William L. Cunningham, I am an attorney who has received a copy of a survey (a portion is attached as Exhibit A) concerning property described in that certain **Warranty Deed dated 12/10/1993 from Richard E. Mcfalls and First Alabama Bank, as Trustees of the Richard E. Mcfalls defined benefit pension plan to Donald R. Cantley and Michele B. Cantley recorded in Instrument 1993-40679** in the Probate Office of Shelby County, Alabama.

I have examined the Legal Description contained in said deed, finding that there are errors in various calls and appear to be in conflict with a survey concerning a portion of the legal description.

The legal description contained in said deed is described as follows:

LEGAL DESCRIPTION

A parcel of land in the North 1/2 of the Southwest 1/4, Section 32, Township 20 South, Range 2 West, Shelby County, Alabama, described thusly: From the SW corner of the NE 1/4-SW 1/4, Section 32, as the point of beginning, run a magnetic bearing of North 44 degrees 52 minutes 10 seconds East 133.3 feet; thence run in a northwesterly direction 1505 feet, more or less to the west line of the NW 1/4-SW 1/4; thence run South along the west line of said 1/4-1/4 Section (also the Sec. line) 560 feet to the SW corner of said 1/4-1/4 section; thence run east along the south line of said NW 1/4-SW 1/4 for 1330 feet, more or less, back to the beginning point.

Less and Except the following: A parcel of land located in the North half of the Southwest 1/4 of Section 32, Township 20 South, Range 2 West, more particularly described as follows: Begin at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 32 and run Westerly along the South line of said 1/4 1/4 Section 470 feet, more or less, to the point in the center of a proposed road; thence turn right and run Northerly along the center line of road, as proposed, to a point 50 feet North of said South line, measured at right angle therefrom; thence turn right and run Easterly 50 feet from and parallel to said South line to a point on the East line of the said Northwest 1/4 of the Southwest 1/4; thence continue Easterly 50 feet from and parallel to the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 32 to a point on the Southwest Northeast diagonal line of the said Northeast 1/4 of the Southwest 1/4; thence turn right and run Southwesterly along said diagonal line to the point of beginning.

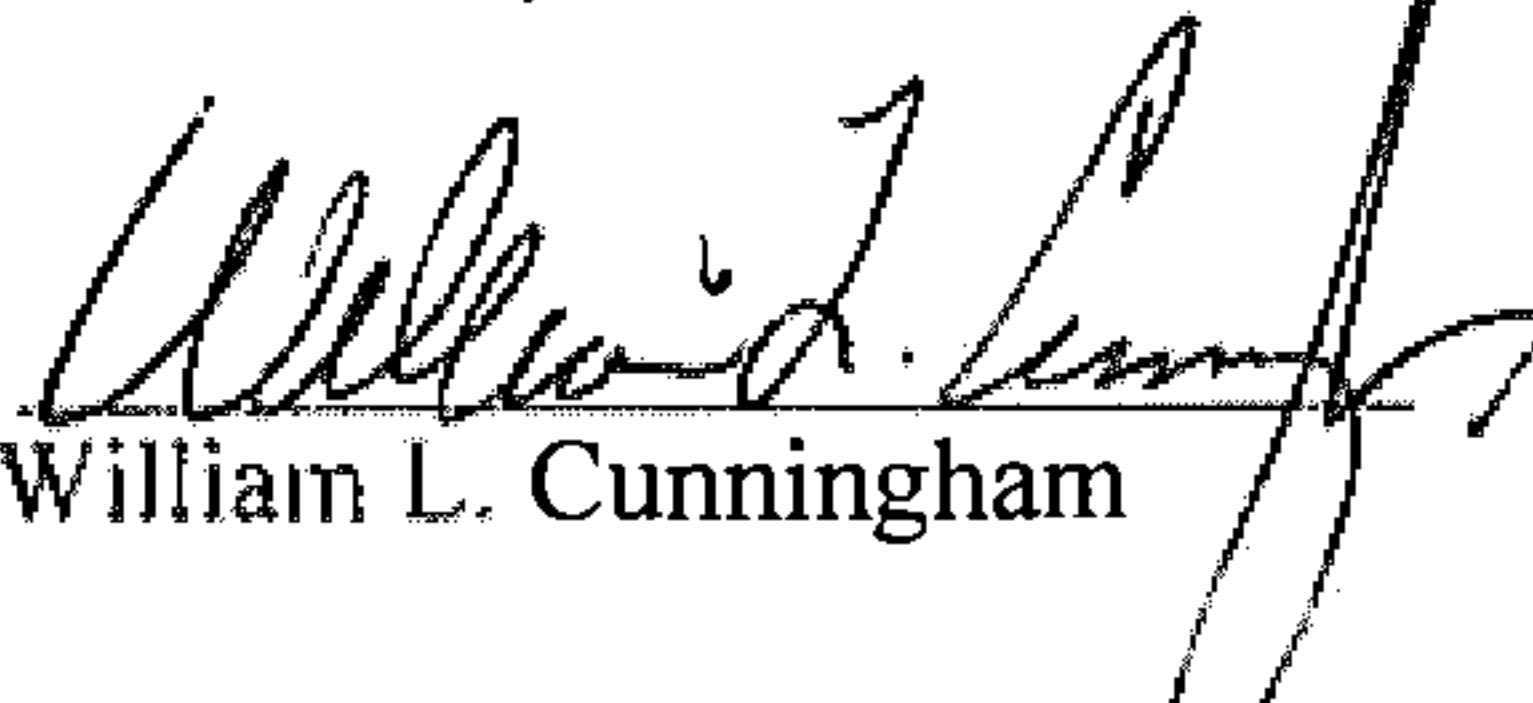
The legal description in said Deed should have included the property described as follows:

ADDITIONAL LEGAL DESCRIPTION

A parcel of land lying in the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
Commence at the NE Corner of the NW 1/4 of the SW 1/4 of Section 32, Township 20 South, Range 2 West, Shelby County, Alabama, a 3-1/2" Open Top Pipe; thence run S 00°28'00" W for 839.72' to the Point of Beginning, a 1" Open Top Pipe; thence run S 00°40'09" E for 40.57' to a point; thence run S 60°48'08" E for 338.28' to a point in Kimberly-Clark Lake on the NE-SW Diagonal Line of the NE 1/4 of the SW 1/4; thence run N 46°30'01" E along said Diagonal Line for 144.34' to a point in Kimberly-Clark Lake; thence run N 75°08'38" W for 414.32' to the Point of Beginning.
Containing 0.72 Acre (31,406 Square Feet), more or less.

This affidavit is made for the purpose of evidencing the error and adding additional property in the legal description contained in said Deed recorded in **Instrument 1993-40679** in the Probate Office of Shelby County, Alabama and to induce Fidelity National Title Insurance Company to issue a policy of title insurance relating to said property. No other part of the legal description contained in said deed is affected by this affidavit.

FURTHER, Affiant saith not.


William L. Cunningham

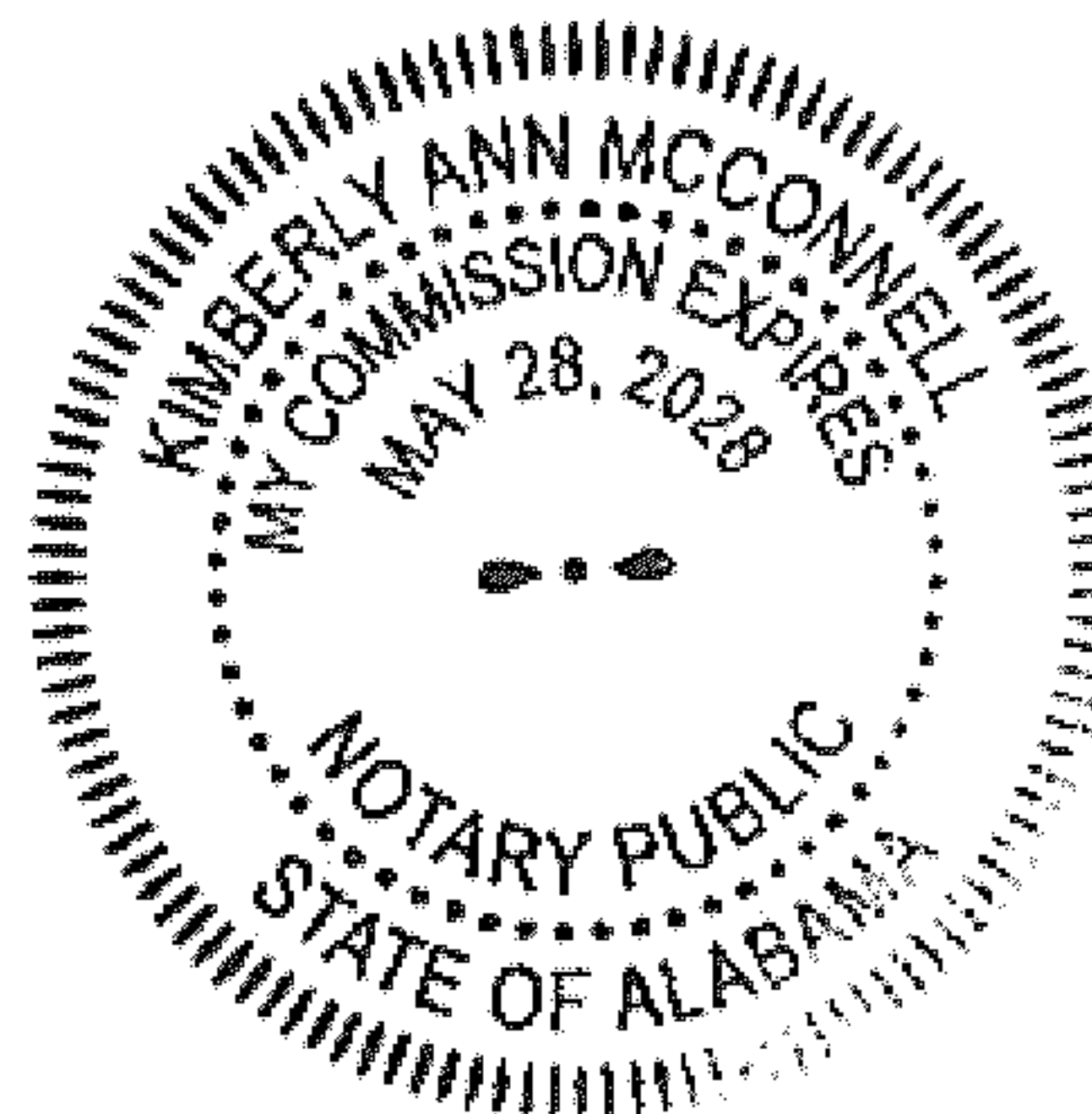
Sworn to and subscribed before me this

The 24th day of February, 2025



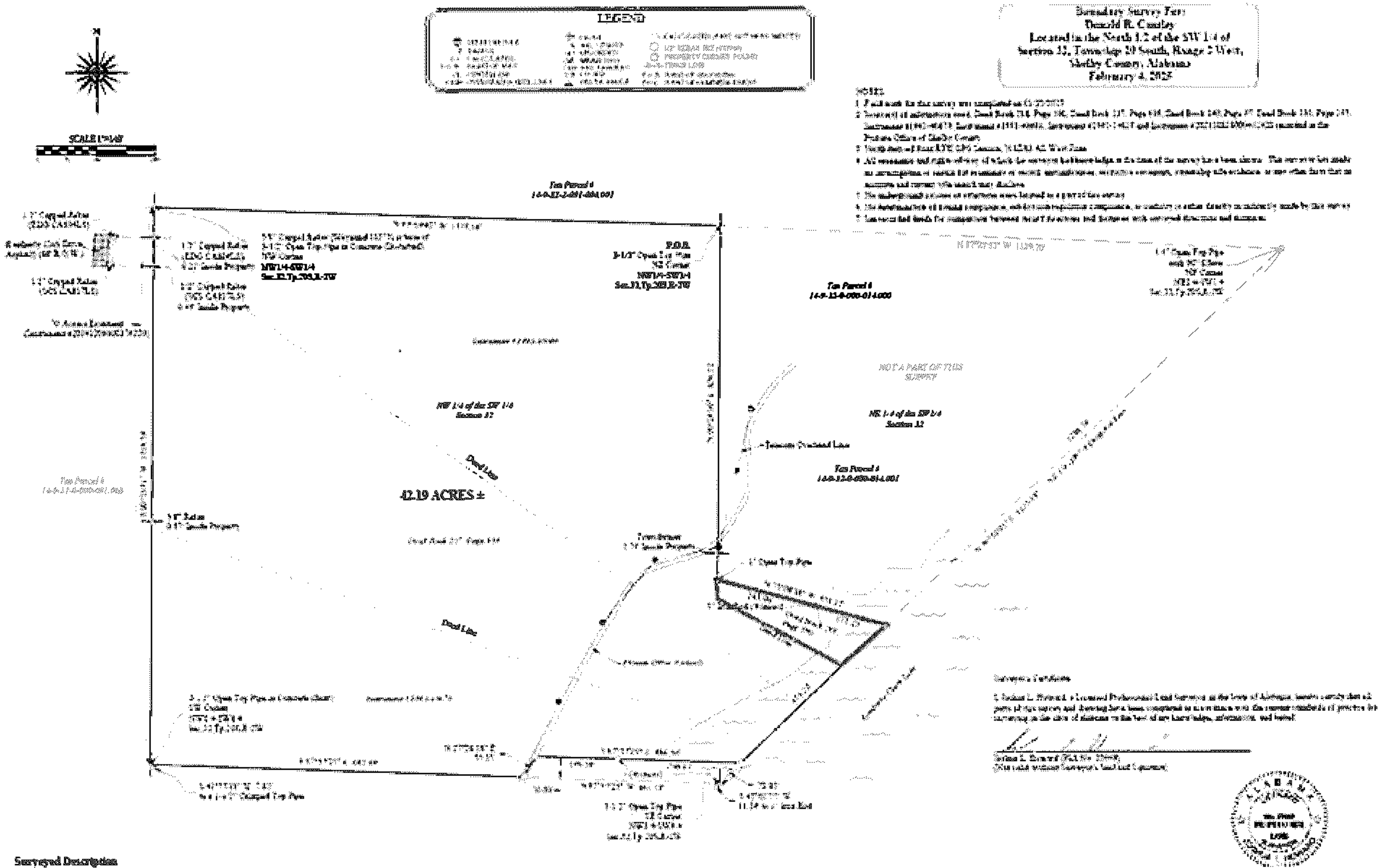
Notary Public

My Commission Expires: 5/28/28



Prepared by:
William Cunningham, Jr.
2233 2nd Ave N.
Birmingham, AL 35203

Exhibit A



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/24/2025 02:35:21 PM
 \$31.00 MELISSA
 20250224000054630

Allie S. Bayl