

## SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA

COUNTY OF SHELBY

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 Ginna D. Gardner, who is known to me and being by me first duly sworn on her oath deposes and says as follows:

My name is Ginna D. Gardner and I am the Attorney who prepared the PERSONAL REPRESENTATIVES' DEED filed for record as Instrument No. 20250206000036990 by and between Rhonda S. Thomas and Marliese Thomas, Grantor's, and Marianne Martynets, f/k/a Marianne Kittinger, and Marliese Thomas, as trustees of the Eric Eugen Thomas Family Trust FBO Rhonda S. Thomas, Grantee, in the Probate Office of Shelby County, Alabama. The undersigned has reviewed said Deed and hereby states that the legal description was improperly typed in the aforementioned Deed and should read as follows:

**FROM THE SOUTHEAST CORNER OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 30, TOWNSHIP 19, RANGE 1 EAST, GO WEST ALONG THE SOUTH LINE OF SAID  $\frac{1}{4}$  -  $\frac{1}{4}$  SECTION 645 FEET; THEN GO AT RIGHT ANGLES DUE NORTH TO THE SOUTH RIGHT OF WAY LINE OF FLORIDA SHORT ROUTE HIGHWAY, WHICH POINT IS THE POINT OF BEGINNING FOR THE LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, GO DUE SOUTH TO POINT ON SOUTH LINE OF SAID SOUTHEAST  $\frac{1}{4}$  OF NORTHEAST  $\frac{1}{4}$  THEN GO WEST ALONG SAID SOUTH  $\frac{1}{4}$  -  $\frac{1}{4}$  SECTION LINE TO THE SOUTHWEST CORNER OF SAID  $\frac{1}{4}$  -  $\frac{1}{4}$  SECTION THEN GO NORTH ALONG THE WEST LINE OF SAID  $\frac{1}{4}$  -  $\frac{1}{4}$  SECTION 396 FEET THEN GO AT RIGHT ANGLES DUE EAST 330 FEET THEN GO AT RIGHT ANGLES DUE NORTH TO POINT ON SOUTH LINE OF AFORESAID FLORIDA SHORT ROUTE HIGHWAY THEN GO EAST ALONG SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY TO THE POINT OF BEGINNING.**

**BEGIN AT THE INTERSECTION OF THE WEST LINE OF THE EAST  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 30, TOWNSHIP 19, RANGE 1 EAST, WITH THE SOUTH LINE OF THE FLORIDA SHORT ROUTE (U.S. 280) RIGHT OF WAY; RUN THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 314 FEET, MORE OR LESS, TO THE PROPERTY LINE OF KATHLEEN C. THOMAS; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 210 FEET TO THE SOUTHWEST CORNER OF SAID KATHLEEN C. THOMAS LOT AND TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE 400 FEET TO THE NORTHWEST CORNER OF MRS. PAUL C. THOMAS LOT; THENCE RUN EAST AND PARALLEL TO THE NORTH  $\frac{1}{4}$  -  $\frac{1}{4}$  SECTION LINE 330 FEET; THENCE RUN NORTH AND PARALLEL TO THE WEST  $\frac{1}{4}$  -  $\frac{1}{4}$  SECTION LINE 400 FEET; THENCE RUN WEST PARALLEL WITH WEST  $\frac{1}{4}$  -  $\frac{1}{4}$  SECTION LINE AND ALONG THE SOUTH LINE OF KATHLEEN C. THOMAS LOT A DISTANCE OF 330 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.**



20250305000065210 2/2 \$30.00  
Shelby Cnty Judge of Probate, AL  
03/05/2025 09:58:52 AM FILED/CERT


Also, the Parcel Number was typed improperly in the aforementioned Deed and should read as follows:

**08-9-30-0-001-054.000 / 08-9-30-0-001-053.000**

Therefore, this Scrivener's Affidavit is for the express and specific purpose of the typographical errors in the legal description and parcel number in said Deed stated above.

ALL OTHER PARTICULARS OF SAID DEED SHALL REMAIN THE SAME.


Further affiant saith not.

  
Ginna D. Gardner

STATE OF ALABAMA           )  
  :  
JEFFERSON COUNTY        )

SWORN to and subscribed before me on this 24<sup>th</sup> day of February 2025.



  
Notary Public  
My Commission Expires: 6-5-27