

This instrument prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, AL 35201-0846

STATE OF ALABAMA)

SHELBY COUNTY)

SCRIVENER'S AFFIDAVIT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA L. HARTMAN, who being sworn by me deposes and states on oath as follows:

My name is JOSHUA L. HARTMAN. I prepared a Statutory Warranty Deed from Blackridge Partners, LLC, an Alabama limited liability company, to Sanil Hiteshbhai Shah and wife, Mittalben Sanil Shah on February 27, 2025, and recorded on February 27, 2025 in Inst. No. 20250227000058430 in the Probate Office of Shelby County, Alabama.

I also prepared the legal description to the Mortgage from Sanil Hiteshbhai Shah and wife, Mittalben Sanil Shah, to Avadian Credit Union, organized and existing under the laws of the United States of America, recorded on June 27, 2025 in Instrument No. 20250227000058440 in said probate office.

Said deed and mortgage were defective in that there was a resurvey and the legal description was incorrect. The property should have been described as follows:

Lot 1943A, according to the Resurvey of Blackridge South Phase 9, as recorded in Map Book 59, Page 82 in the Probate Office of Shelby County, Alabama.

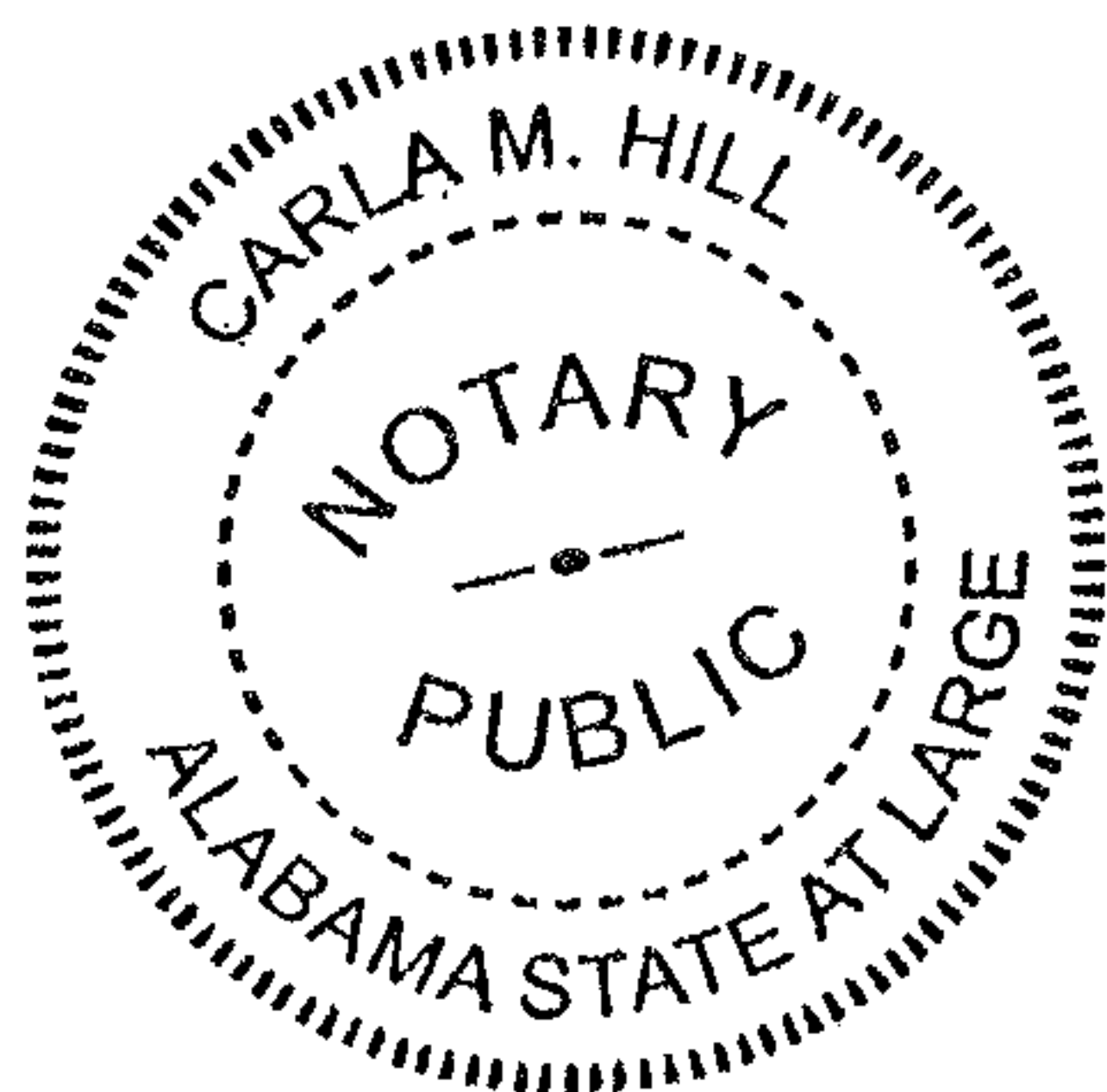


JOSHUA L. HARTMAN

Sworn to and subscribed before me this the 28th day of February, 2025



NOTARY PUBLIC
My Commission Expires: 03/23/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/13/2025 08:31:12 AM
\$24.00 PAYGE
20250313000075090

Allen S. Bayl