

STATE OF ALABAMA)
COUNTY OF SHELBY)

AFFIDAVIT OF SCRIVENER

COMES NOW Sandy F. Johnson, Attorney at Law (the “Scrivener”), and after first having been duly sworn, said Scrivener does hereby depose and say, as follows:

1. Scrivener has personal knowledge of the facts stated herein, is over the age of nineteen (19) years, and is competent to execute this Affidavit.

2. The above referenced Scrivener previously prepared a General Warranty Deed from Austin Dunn and Breanna Talin Dunn, formerly known as Breanna Talin Rodgers (the “Grantor”) to Briley Adams (the “Grantee”), same of which was executed by the above referenced Grantor on February 14, 2025. Said Deed was recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument 20250221000052050, on February 21, 2025.

3. At the time of recording, there was an error in the legal description stated within said Deed. The legal description appearing upon the above referenced Deed was stated, as follows:

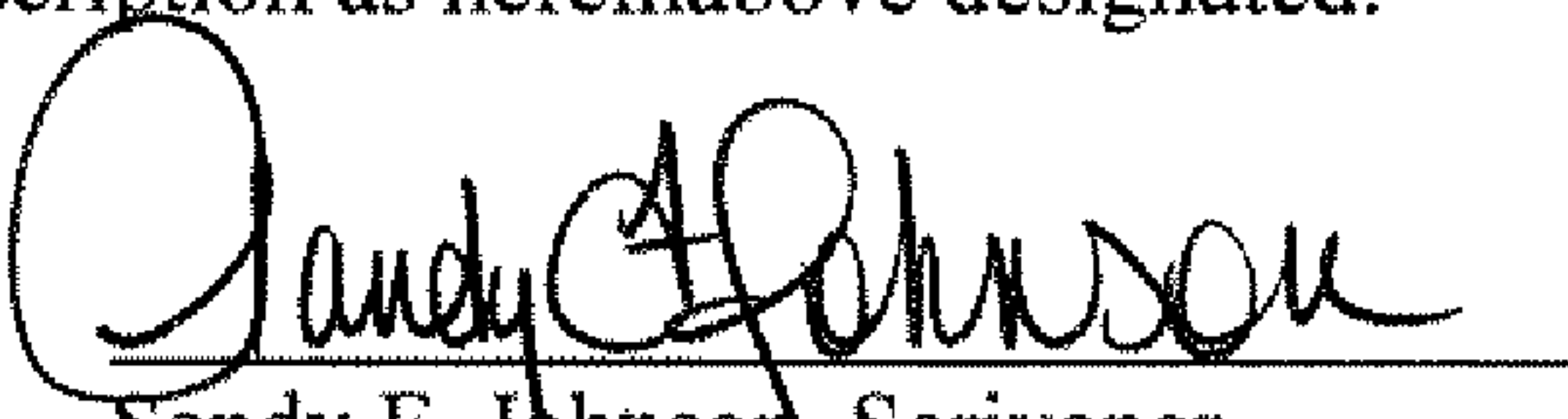
Lot 8, according to the Survey of Quail Estates, as recorded in Map Book 26, Page 73, in the Probate Office of Shelby County, Alabama.

4. The correct legal description which should have been recited upon the above referenced Deed is designated, as follows:

Lot 8, according to the Survey of Quail Estates, as recorded in Map Book 26, Page 73, in the Probate Office of Shelby County, Alabama.

Also included and affixed to the land, a 2022 Southern Energy Home, Model 42TRU28563RH22S and having VINs SA4083384ALA AND SA4083384ALB.

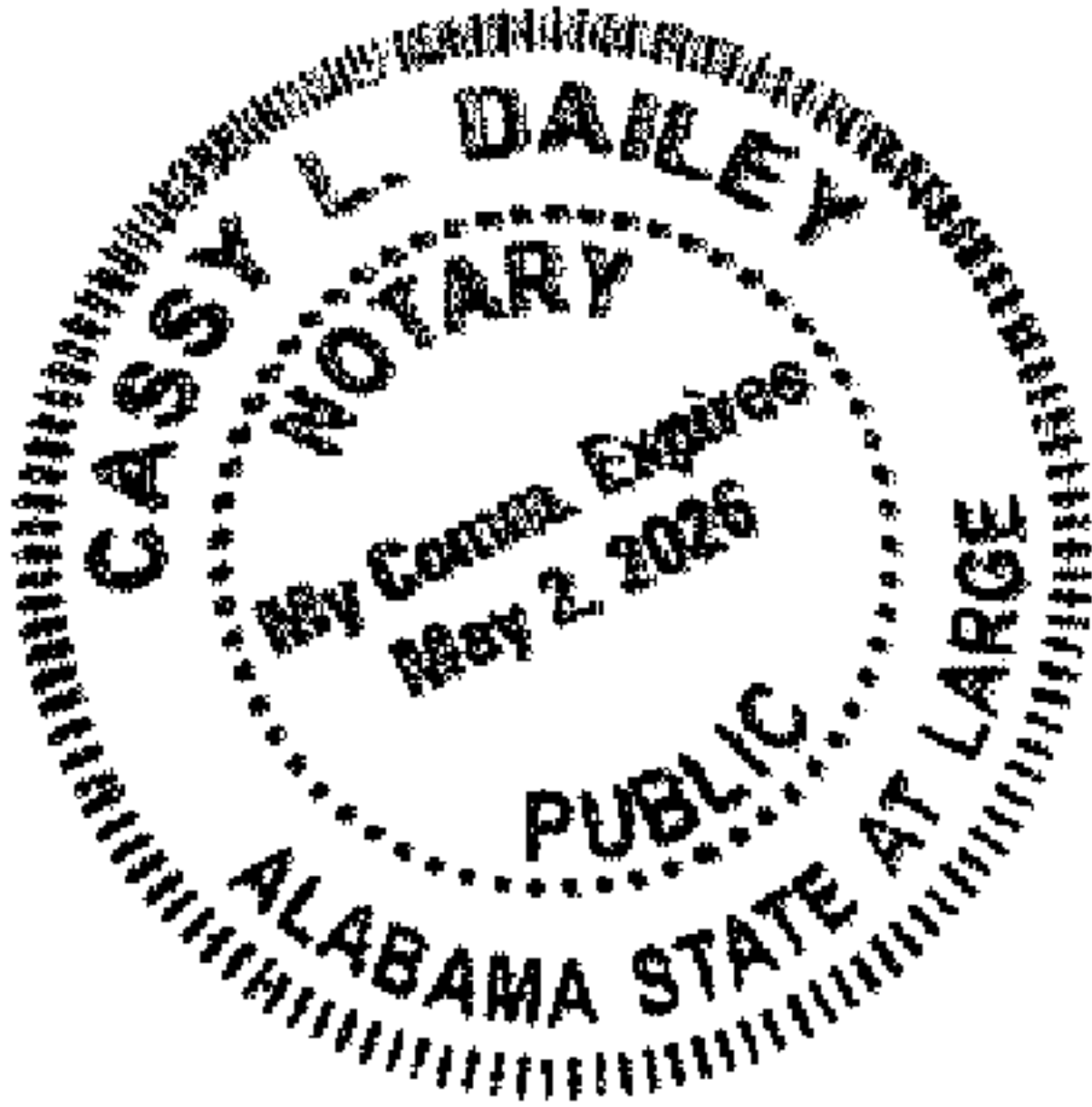
5. Consequently, this Affidavit is made and executed for the purpose of correcting the above referenced defect in said Deed by correcting the legal description as hereinabove designated.


Sandy F. Johnson, Scrivener

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this 8th day of April, 2025.


Notary Public
My Commission Expires: 5-2-26



Instrument Prepared By:
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/08/2025 12:59:23 PM
\$24.00 BRITTANI
20250408000104240

