

This Instrument Prepared by and Return to:
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092

Cross Index Reference
Instrument No. 20221202000440250

Shelby County Records

MTG File #: AL2025-00099
Current Owner: April Lashawn Dowdell
Property Address: 516 Rock Terrace Way, Helena, AL 35080
Parcel Id #: 12 7 26 2 003 027.000

STATE OF ALABAMA
COUNTY OF SHELBY

AFFIDAVIT AFFECTING TITLE

BEFORE ME, the undersigned officer duly authorized to administer oaths appeared, Toni Smoke, being duly sworn, deposes and states under oath as follows:

1.

I am over the age of eighteen (18) years and suffering under no legal disability. I am an attorney licensed to practice law in the State of Alabama.

2.

The subject property was conveyed from D.R. Horton, Inc., to April Lashawn Dowdell recorded on December 2, 2022, at Instrument No. 20221202000440240 the Office of the Judge of Probate, Shelby County, Alabama.

3.

Whereas, after a review of the public records, it appears that the legal description of the Mortgage recorded on December 2, 2022, at Instrument No. 20221202000440250 contains the Parent Parcel ID Number **12-7-26-2-001-001-.001** instead of the Properties Parcel ID Number **12-7-26-2-003-027.000**.

4.

Therefore, the correct legal description, should be as follows:

Lot 118, Creekview Sector 2, according to the map or plat thereof, recorded in Plat Book 54, Page(s) 68A, in the Office of the Judge of Probate of Shelby County, Alabama.

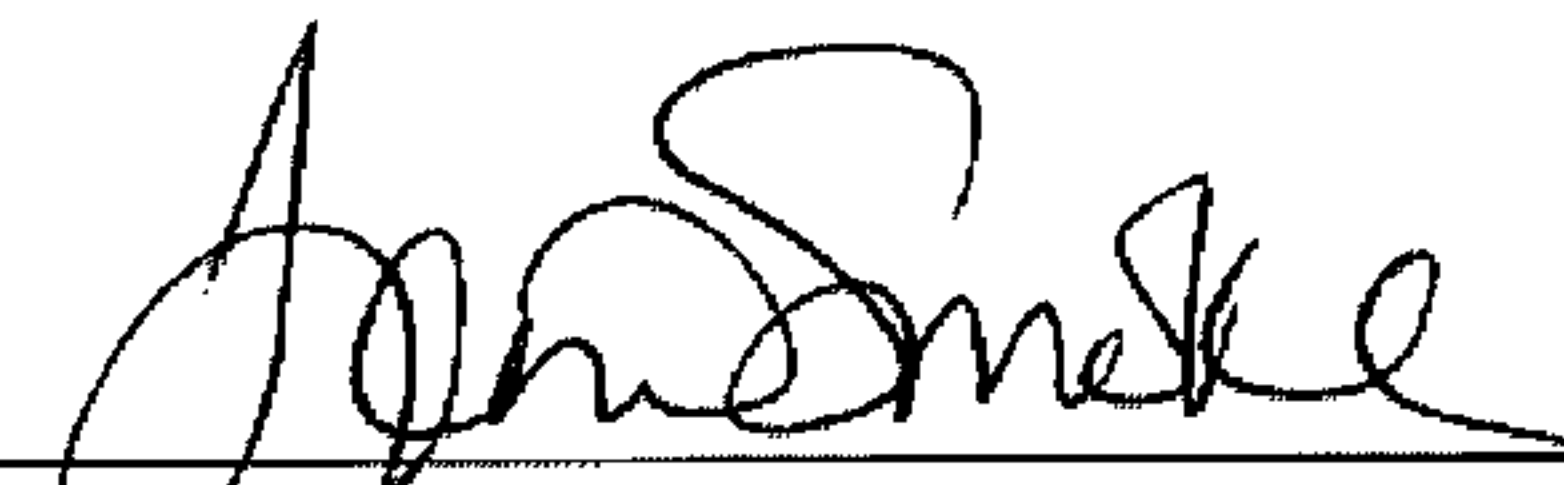
APN #: 12-7-26-2-003-027.000

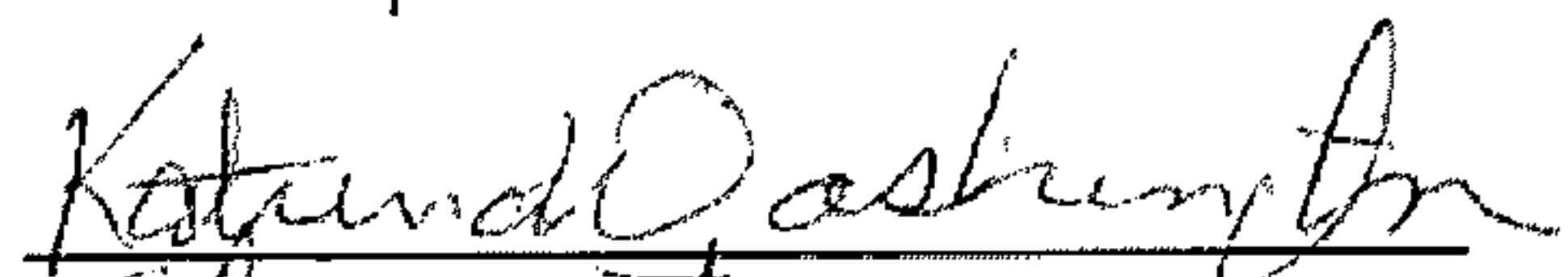
5.

This affidavit is given with the knowledge and understanding that it will be relied upon by future purchasers and title insurers with regard to the above referenced property.

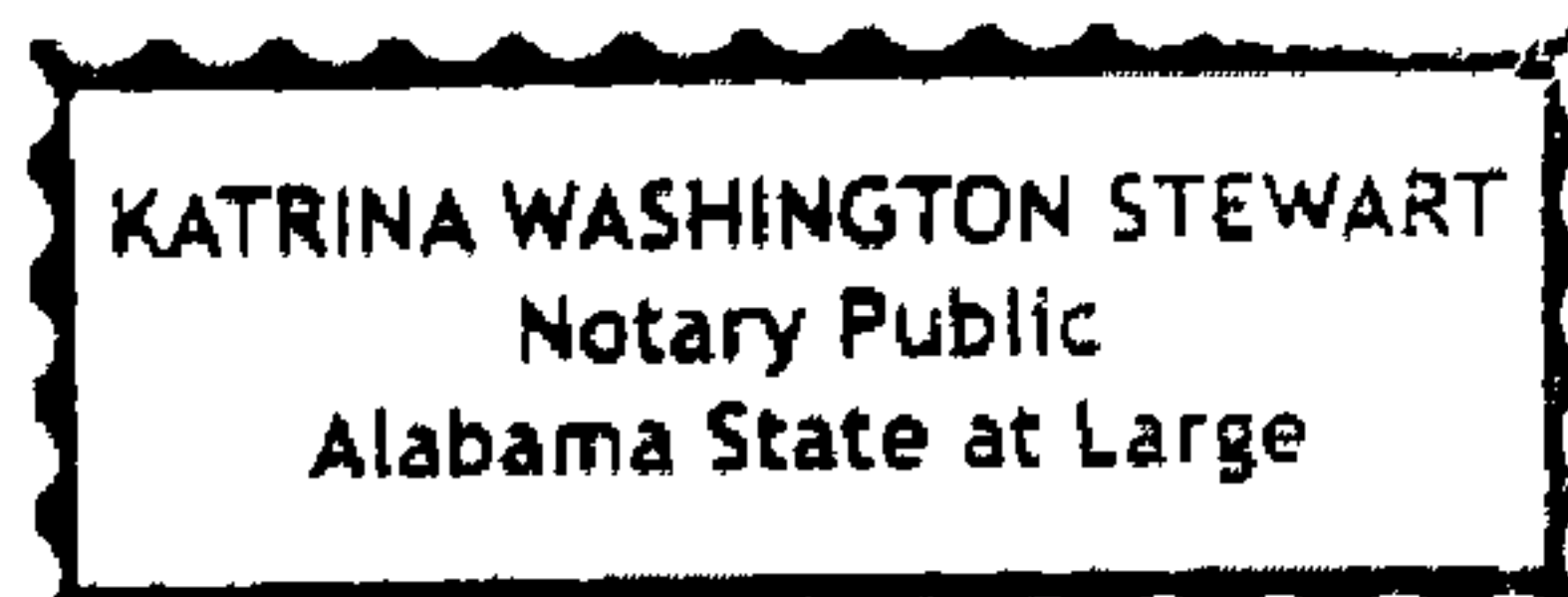
IN WITNESS HEREOF, I have hereunto set my hand and affixed my seal this 15th day of April, 2025.

Sworn to and Subscribed
Before me this 15th
day of April, 2025

 (Seal)
Toni Smoke


- Notary Public

My Commission Expires: _____ My Commission Expires
Notary Seal July 28, 2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/24/2025 08:05:35 AM
\$26.00 JOANN
20250424000121220

