

SCRIVENER’S AFFIDAVIT

STATE OF ALABAMA

COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for said State and County personally appeared B. Christopher Battles, who, being by me first duly sworn, deposes and says as follows:

My name is B. Christopher Battles. On or about January 16, 2025, my office prepared a Warranty Deed from **VERLA BISHOP to MATTHEW T. MASSEY and FRAN S. MASSEY**, and filed for record in Instrument #20250206000037170 in the Probate Office of Shelby County, Alabama on February 06, 2025. My office was also responsible for attaching the legal description (Exhibit “A”) to the mortgage from **CENTRAL STATE BANK to MATTHEW T. MASSEY and FRAN S. MASSEY**, as recorded in Instrument #20250206000037180 in the Probate Office of Shelby County, Alabama on January 16, 2025. An error was made in the legal descriptions of said documents which read as follows:

A parcel of land located in the S ½ of the SW ¼ of the NW ¼ of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Begin at the SW corner of the E ½ of the SW ¼ of the NW ¼ of said Section 9; thence run north along the west line of said twenty a distance of 196.57 feet; thence turn right 92 deg. 10 min. 56 sec. a distance of 665.27 feet; thence turn right 87 deg. 48 min. 36 sec. a distance of 196.57 feet to the SE corner of the SW ¼ of the NW ¼; thence turn right 92 deg. 11 min. 24 sec. along the south line of said ¼ - ¼ section a distance of 665.30 feet to the point of beginning; being situated in Shelby County, Alabama.

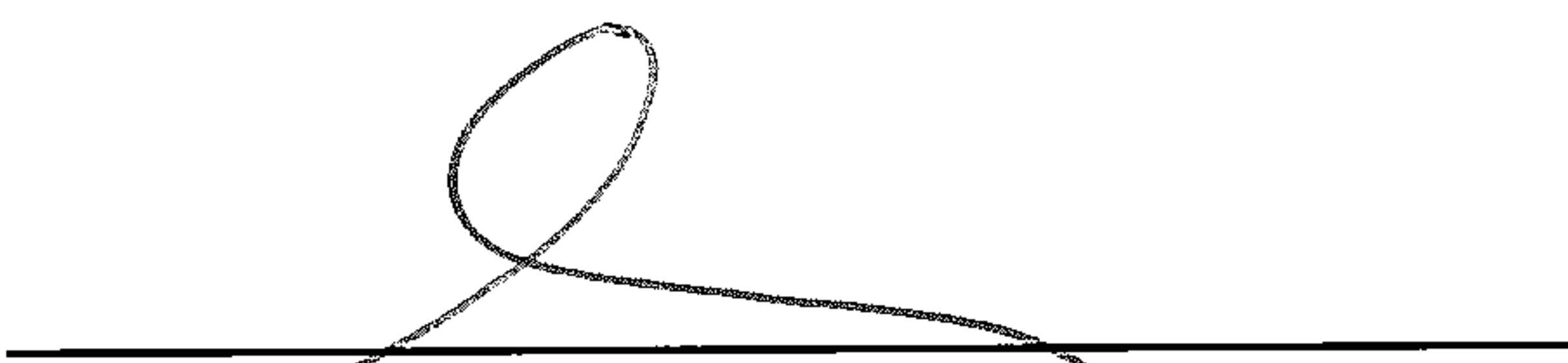
Whereas, the TAX ASSESSOR’S OFFICE is requiring the legal description on said Warranty Deed and Exhibit “A” of said Mortgage should read as follows:

A parcel of land located in the S ½ of the SW ¼ of the NW ¼ of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Begin at the SW corner of the E ½ of the SW ¼ of the NW ¼ of said Section 9; thence run north along the west line of said twenty a distance of 196.57 feet; thence turn right 92 deg. 10 min. 56 sec. a distance of 665.27 feet; thence turn right 87 deg. 48 min. 36 sec. a distance of 196.57 feet to the SE corner of the SW ¼ of the NW ¼; thence turn right 92 deg. 11 min. 24 sec. along the south line of said ¼ - ¼ section a distance of 665.30 feet to the point of beginning; being situated in Shelby County, Alabama.

The metes and bounds description being one and the same as Lot 1, Camp Branch Estates, Map Book 9, Page 76, Parcel # 22-2-09-0-000-004.010

This affidavit is given for the purpose of correcting the error in said Warranty Deed and Mortgage and confirming said error was a typographical error.

Further affiant sayeth not.


B. CHRISTOPHER BATTLES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **B. Christopher Battles** whose name is signed to the foregoing document, and who is known to me acknowledged before me on this date, that being informed of the contents of this document he executed the same voluntarily on the day the same bears date.

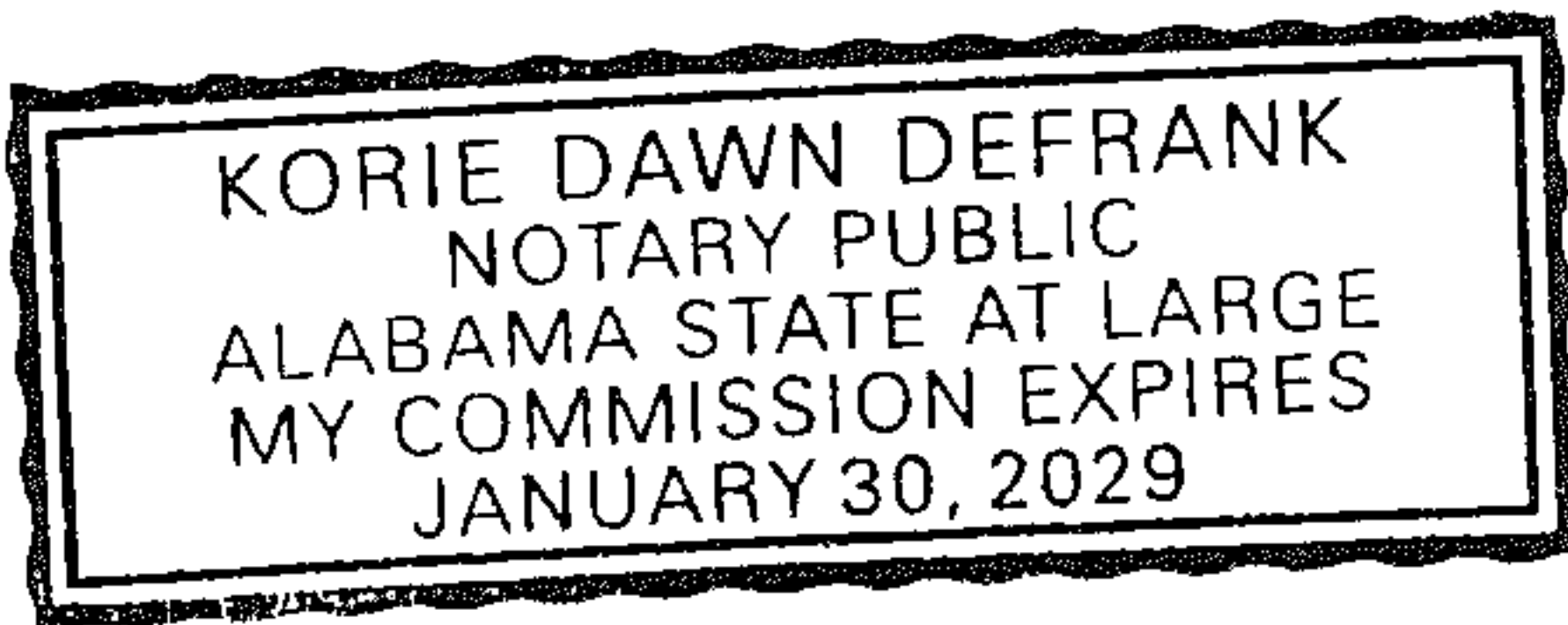
Given under my hand and seal this the 22nd day of April, 2025.


NOTARY PUBLIC
My Commission Expires: _____

PREPARED BY:
B. Christopher Battles
3150 Highway 52, West
Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
04/28/2025 01:11:45 PM
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Alvin S. Bayl