

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 17, 2025, my office prepared a Warranty Deed from **JAMES DERAMUS and ANGELINA DERAMUS to PELHAM INVESTMENT COMPANY, LLC**, and filed for record in Instrument #20250206000037130 in the Probate Office of Shelby County, Alabama on February 6, 2025. An error was made in the legal descriptions of said document which read as follows:

BEGIN at the SW Corner of the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°57'58" W for a distance of 1377.19 to the Southerly R.O.W. line of Heart of Dixie Railroad, 100' R.O.W. and a curve to the right, having a radius of 904.88, and subtended by a chord bearing S68°48'55"E, and a chord distance of 361.57'; thence along the arc of said curve and along said R.O.W. line for a distance of 364.02'; thence S57°17'30"E and along said R.O.W. line for a distance of 450.36'; thence S14°34'21"W and leaving said R.O.W. line for a distance of 128.23'; thence S72°01'59"E for a distance of 288.90'; thence S57°29'29"E for a distance of 31.90'; thence S46°45'36"E for a distance of 81.78'; thence S42°05'06"E for a distance of 134.07'; thence S47°11'38"E for a distance of 156.40'; thence S53°06'41"E for a distance of 196.77'; thence S57°38'05"E for a distance of 74.34'; thence S76°07'49"E for a distance of 63.07'; thence N83°47'59"E for a distance of 53.59'; thence N66°11'58"E for a distance of 55.18'; thence N86°29'07"E for a distance of 73.30' to the Westerly R.O.W. line of Shelby County Highway 86, 80' R.O.W.; thence S25°27'33"W and along said R.O.W. line for a distance of 349.27'; thence S87°56'52" W and leaving said R.O.W. line for a distance of 1535.66' to the POINT OF BEGINNING.

Whereas, the legal description on said **Warranty Deed** should read as follows:

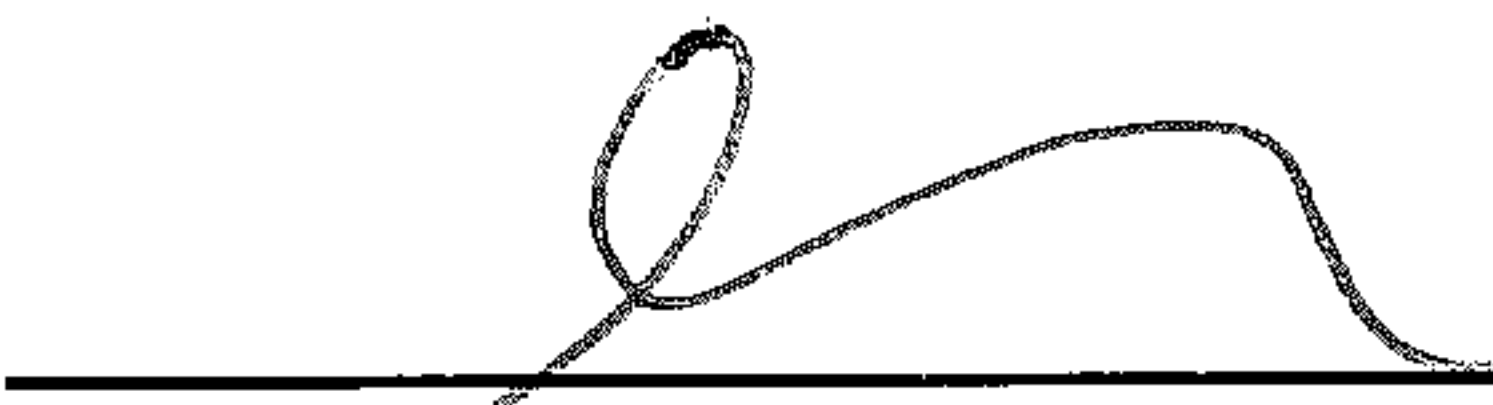
Begin at the SW Corner of the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the Point of Beginning; thence N00°57'58"W for a distance of 1377.19' to the Southerly ROW line of Heart of Dixie Railroad, 100' ROW and a curve to the right, having a radius of 904.88, and subtended by a chord bearing S68°48'55E, and a chord distance of 361.57'; thence along the arc of said curve and along said ROW line for a distance of 364.02'; thence S32°42'30"W and leaving said Railroad ROW line for a distance of 46.00'; thence S 57°17'30"E for a distance of 533.22'; thence S43°54'37"E for a distance of 132.45'; thence S72°01'59"E for a distance of 111.26" thence S58°33'21"E for a distance of 109.83'; thence S42°05'06"E for a distance of 140.30'; thence S47°11'38"E for a distance of 154.86'; thence S53°06'41"E for a distance of 195.31'; thence S57°38'05"E for a distance of 71.10'; thence S76°07'49"E for a distance of 57.63'; thence N83°47'59"E for a distance of 48.28'; thence N66°11'58"E for a distance of 52.71'; thence S82°44'18"E for a distance of 80.26' to the Westerly ROW line of Shelby County Highway 86; thence S25°27'33"W and along said ROW line for a distance of 349.27'; thence S87°56'52"W and leaving said ROW line for a distance of 1535.66 to the Point of Beginning.

Subject to a 20' Ingress/Egress Easement and the easement on the ROW of Shelby County Highway 86, as shown on Cedar Valley Farm, as recorded in Map Book 52, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama.

According to the Survey of Rodney Shiflett, AL Reg: # 21784, dated October 20, 2020 as Job # 20060 BDY.

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.

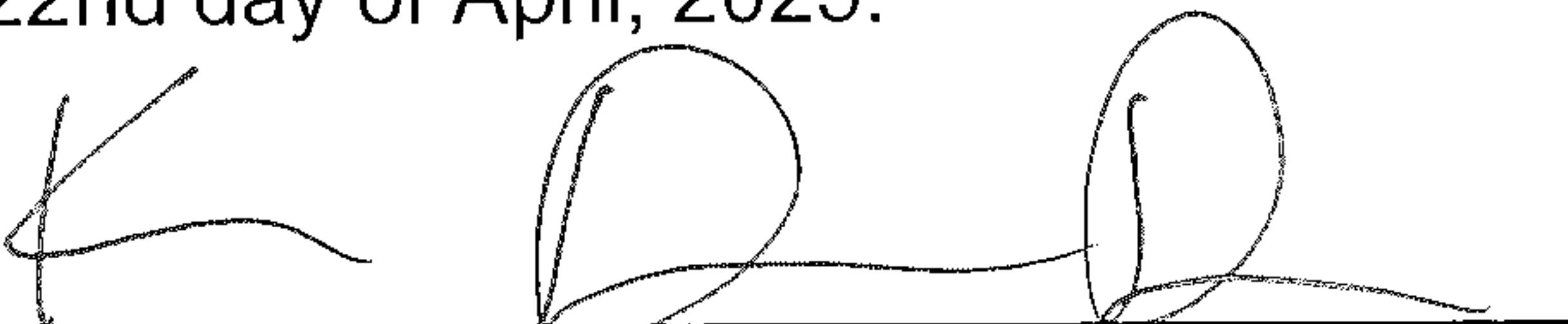

B. CHRISTOPHER BATTLES

STATE OF ALABAMA

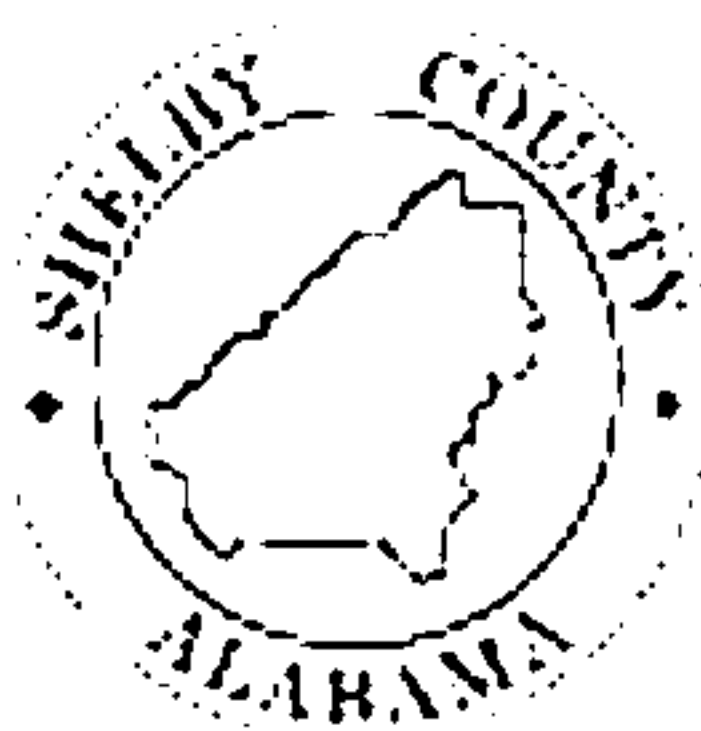
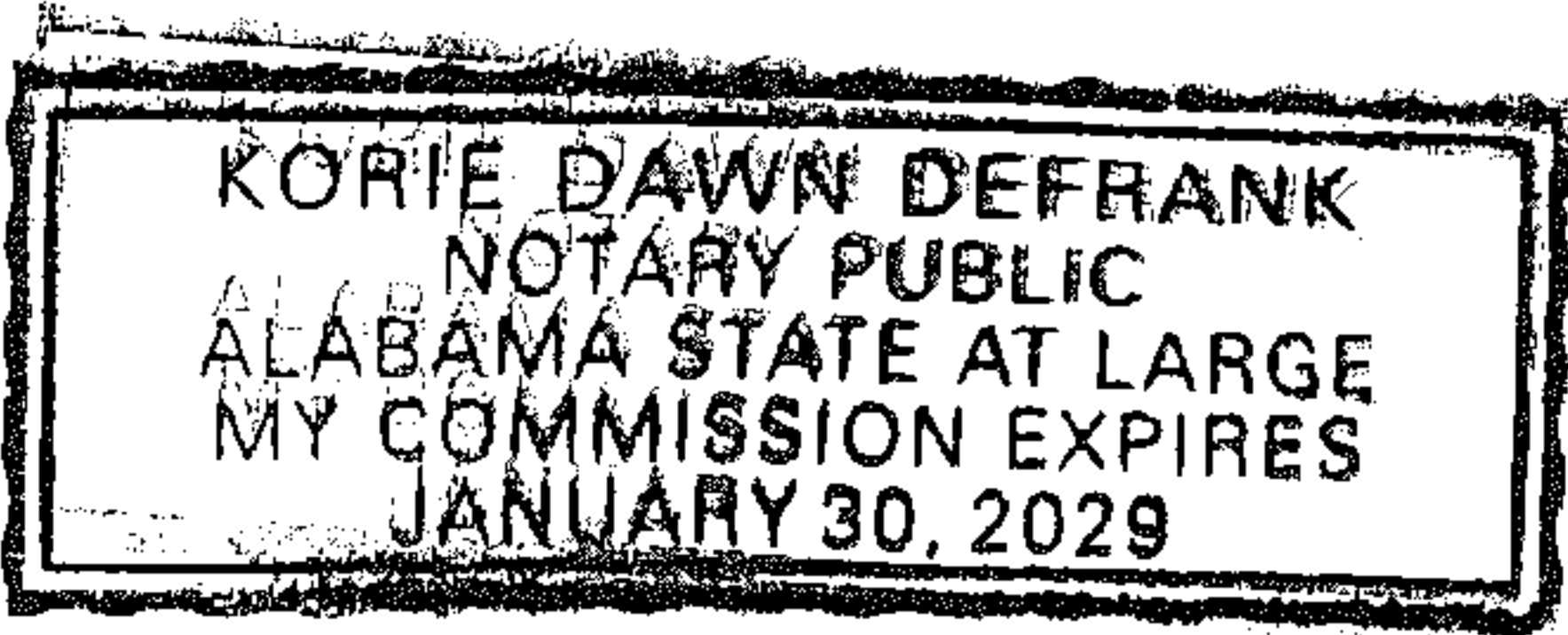
COUNTY OF SHELBY

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 01:11:55 PM
\$26.00 BRITTANI
20250428000125610

Allie S. Boyd