

SCRIVENERS AFFIDAVIT

STATE OF ALABAMA
COUNTY OF JEFFERSON

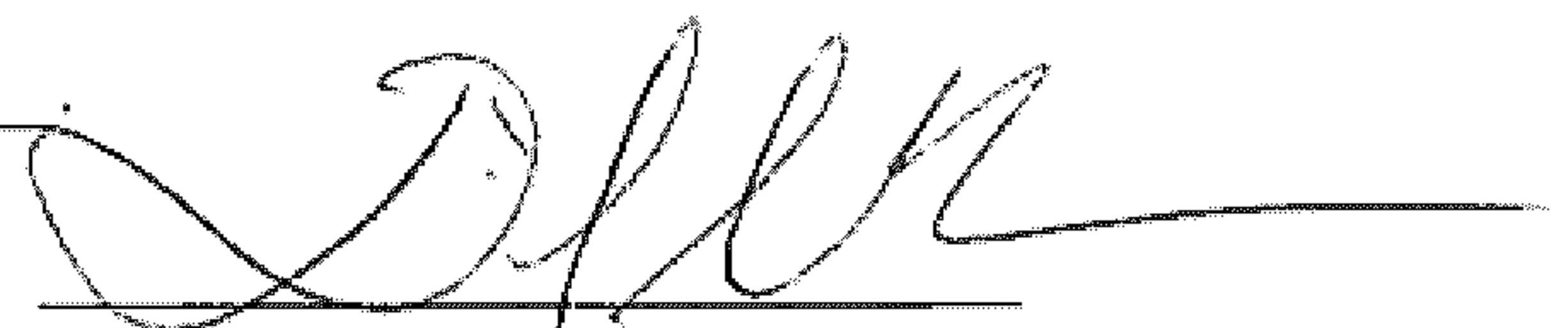
BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND IN SAID STATE, PERSONALLY APPEARED DAVID S. SNODDY, WHO IS KNOWN TO ME, AND WHO BEING BY ME FIRST DULY SWORN DOES ON HIS OATH DEPOSE AND SAY AS FOLLOWS:

MY NAME IS DAVID S. SNODDY AND I AM A PRACTICING ATTORNEY IN JEFFERSON COUNTY, ALABAMA. IN THE COURSE OF MY PRACTICE I DID PREPARE THAT CERTAIN DEED FROM LEAH T. BOS AND BRYAN J. BOS (GRANTOR) TO CLAYTON BRACKETT AND HANNAH P. BRACKETT, (GRANTEES) DATED APRIL 30, 2025 AND FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA IN INSTRUMENT # 20250430000128910. I ALSO PREPARED THAT CERTAIN MORTGAGE FROM CLAYTON BRACKETT AND HANNAH P. BRACKETT (MORTGAGORS) IN FAVOR OF USAA FEDERAL SAVINGS BANK (MORTGAGEES), DATED APRIL 30, 2025 AND FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA IN INSTRUMENT NUMBER 20250430000128920.

BOTH SAID DEED AND MORTGAGE ARE DEFECTIVE IN THAT THE LEGAL DESCRIPTION CONTAINED AN ERROR, IN THAT THE PHASE NUMBER WAS INCORRECT. THE CORRECT LEGAL DESCRIPTION OF THE PROPERTY IS AS FOLLOWS:

LOT 72, ACCORDING TO THE SURVEY OF A SUBDIVISION FOR SINGLE FAMILY RESIDENCES, EAGLE POINT 12TH SECTOR, PHASE II, AS RECORDED IN MAP BOOK 23, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON
THIS THE 15th DAY OF May 20 25.


DAVID S. SNODDY

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF
May 20 25.

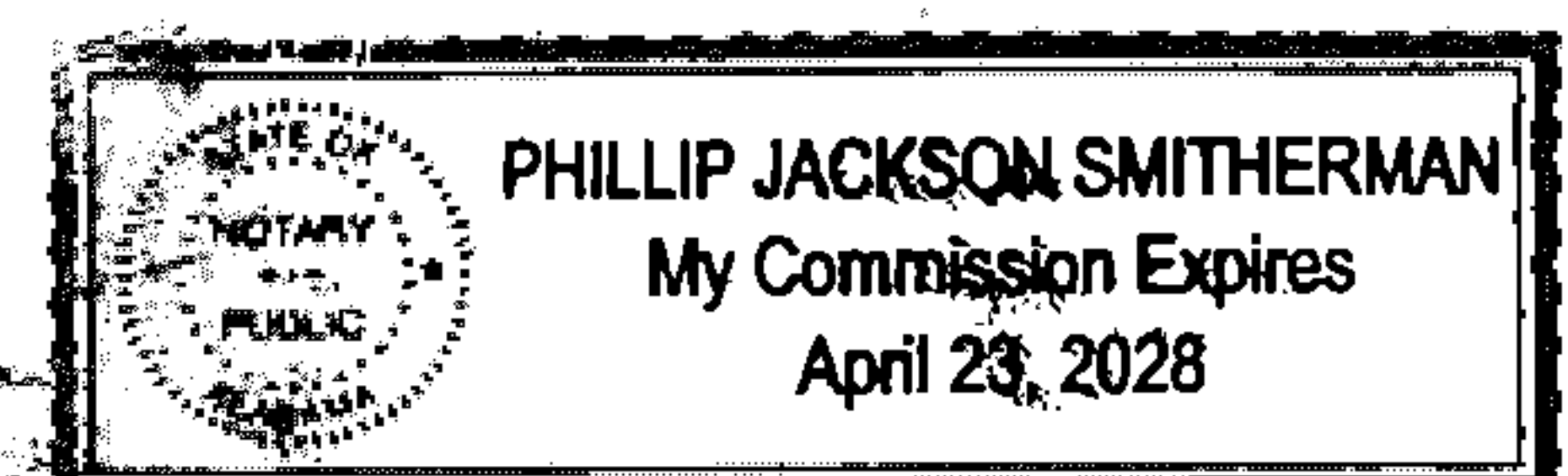

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/23/2028

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY
LAW OFFICES OF JEFF W. PARMER, LLC
2204 LAKESHORE DR., SUITE 125
BIRMINGHAM, AL 35209



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2025 03:13:50 PM
\$26.00 BRITTANI
20250501000130550



Allen S. Bayl