

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 was responsible for attaching the legal description (Exhibit “A”) to the second mortgage from **CENTRAL STATE BANK** to **MATTHEW T. MASSEY and FRAN S. MASSEY**, as recorded in Instrument #20250214000045990 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.**

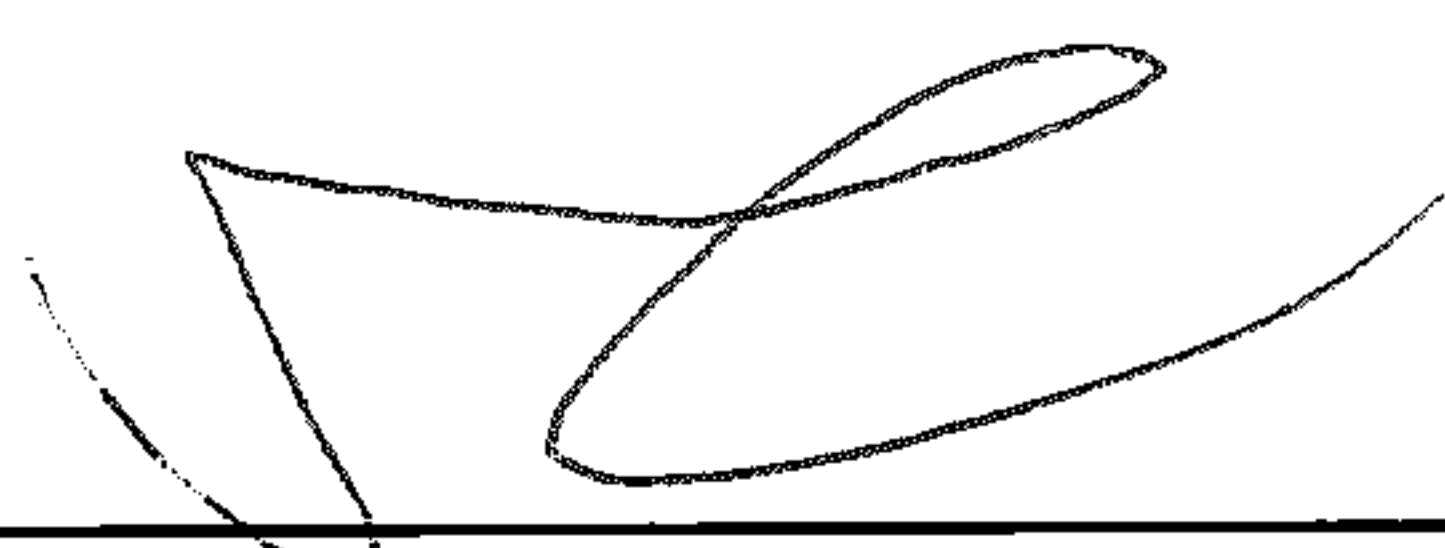
Whereas, the TAX ASSESSOR’S OFFICE is requiring the legal description on Exhibit “A” of said **Second Mortgage** should read as follows:

**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

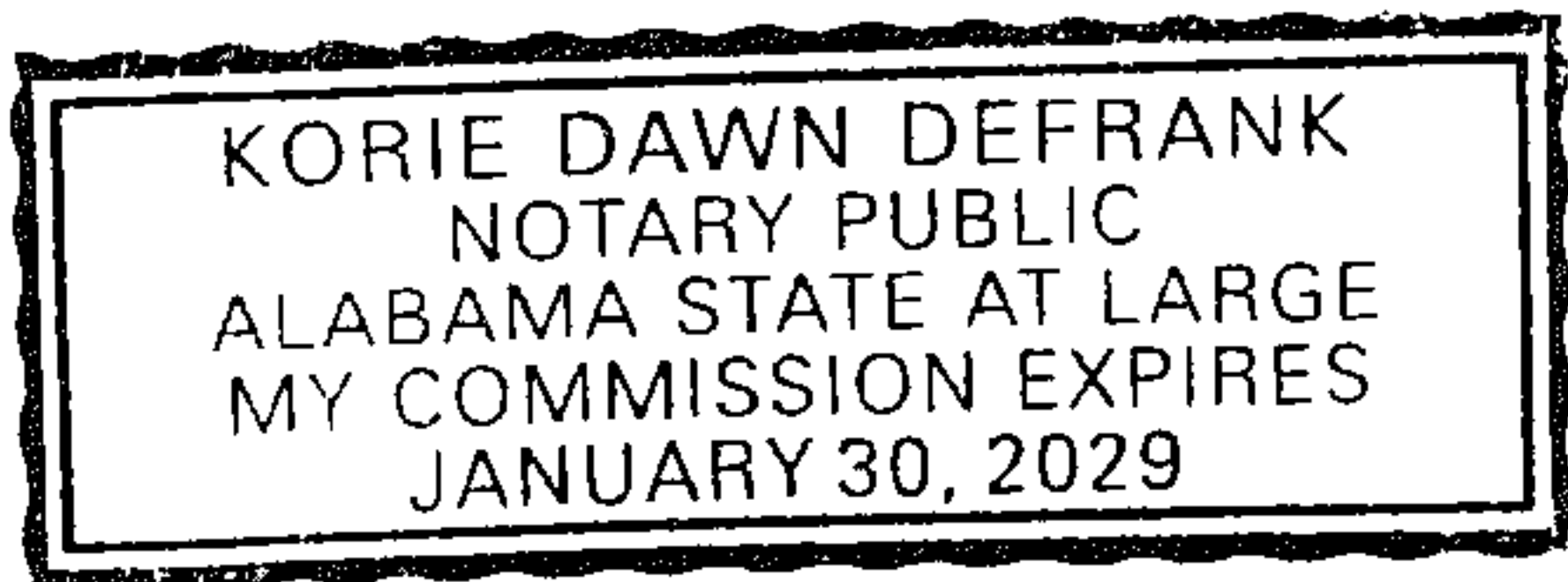
STATE OF ALABAMA  
COUNTY OF SHELBY

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 9th day of May, 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  
05/13/2025 11:20:49 AM  
\$22.00 JOANN  
20250513000144270

*Alvin S. Bayl*