

THIS INSTRUMENT PREPARED BY:
Gregory D. Harrelson, Attorney
111 Owens Pkwy #A
Birmingham, AL 35244

STATE OF ALABAMA
COUNTY OF SHELBY

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Gregory D. Harrelson, who after being by me first duly sworn, deposes, and says on oath as follows:

My name is Gregory D. Harrelson, and I am a practicing attorney over the age of 21 years, and I am familiar with the following facts:

I was the preparer of that certain Deed from Red Sparrow Investments, LLC to Jefferson Walker, which said document is dated March 28, 2025 and recorded at Instrument No. 20250404000101260, and I was also the preparer of the Exhibit "A" Legal Description attached to Mortgage dated March 28, 2025 and recorded at Instrument No. 20250404000101270 in the Probate Office of Shelby County, Alabama.

WHEREAS, a scrivener's error was made in the preparation of said documents in that the following legal description was contained in the above referenced Deed and Mortgage:

Lot 1 and the east 25 feet of Lot 2 in Block J, in Lyman's addition to the town of Montevallo, Shelby County, Alabama, according to the map thereof recorded in the Probate Office of Shelby County, Alabama.

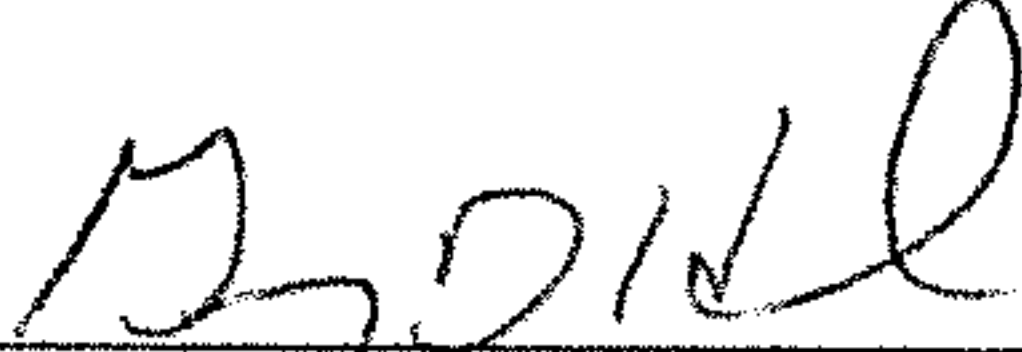
The Westerly 75 feet of Lot 2, Block J of Lyman's Addition to the Town of Montevallo, Alabama, according to the survey and map of said Lyman's Addition as recorded in the Probate Office of Shelby County, Alabama, said Westerly 75 feet being contiguous to that certain property conveyed by deed dated December 24, 1975 and recorded in Deed Book 299, Page 299, in the Probate Office of Shelby County, Alabama.

The correct legal description should read as follows:

Lot 1A, according to a Resubdivision of Lot 1 and Lot 2, Block J, of Lyman's Addition to the Town of Montevallo as recorded in Map Book 60 at Page 91 in the Probate Office of Shelby County, Alabama.

The purpose of this affidavit is to correct the scrivener's error contained within the description of the Deed recorded at Inst No. 20250404000101260 and the Mortgage recorded at Inst No. 20250404000101270 and to further state that the mistake made in the preparation of the instruments was merely an error on the part of the scrivener, which did not reflect the intent of the parties to the instrument.

Further the affiant saith not.

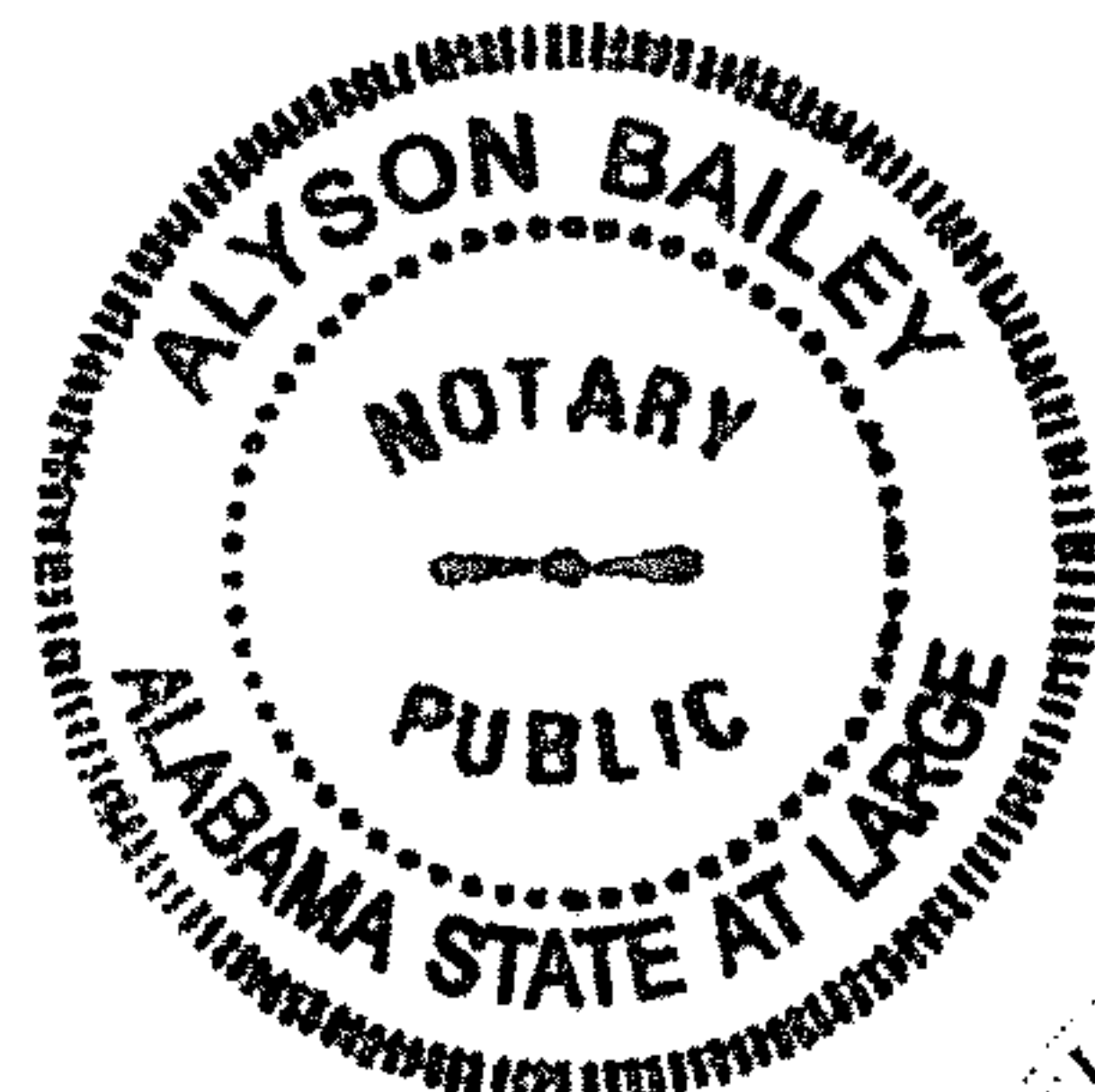


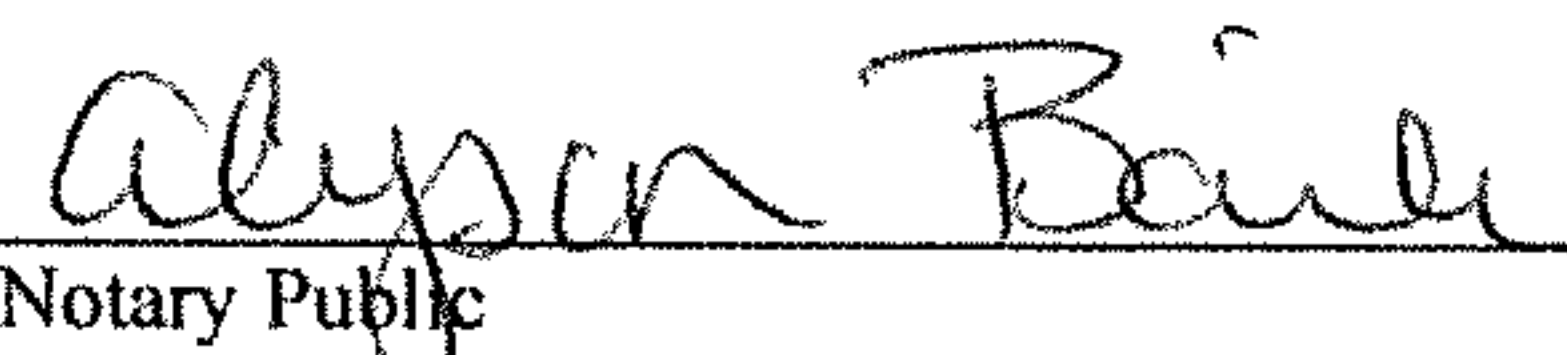
Gregory D. Harrelson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Gregory D. Harrelson, whose name is signed to the foregoing affidavit and who is known to me, acknowledged before me, that, being informed of the contents of the affidavit, he executed the same voluntarily for and as his act.

Given under my hand and seal this 13th day of May, 2025.





Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES DECEMBER 27, 2027

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2025 02:19:57 PM
\$23.00 KELSEY
20250513000145260

