

Clerk: please record and return to:
R. Timothy Estes, Esq.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

REF: GF# 422-245001073

STATE OF ALABAMA)

COUNTY OF SHELBY)

Indexing References:

Inst. Number 20250106000004460

Inst. Number 20250106000004470

Current Owner: Mason Michael

Elmore & Winter Taylor Clough

SCRIVENER'S AFFIDAVIT

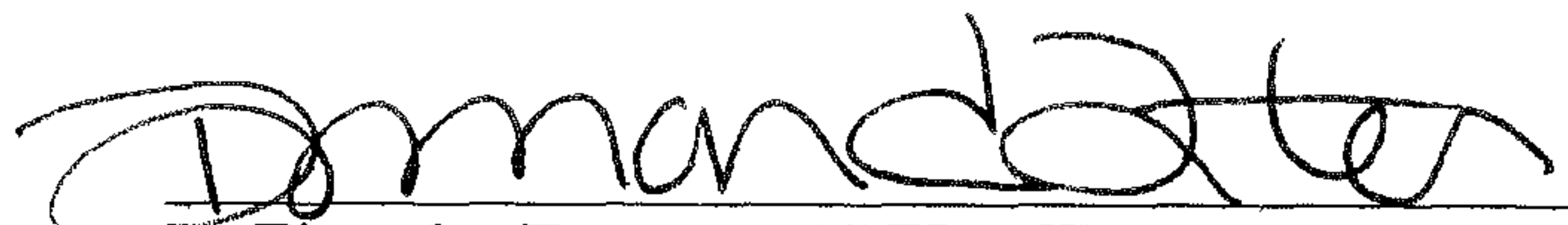
Personally appeared before me the undersigned Deponent, R. Timothy Estes, as the closing attorney, and who, being duly sworn, deposes and states under oath as follows:

1. That Affiant has personal knowledge of the matters stated herein and gives this Affidavit based upon such personal knowledge.
2. That on or about December 30, 2024, as the closing attorney, I conducted a real estate closing by which Mason Michael Elmore and Winter Taylor Clough (hereinafter referred to as "Purchasers") purchased the property located at 505 Boxwood Bend, Calera, Alabama 35040 (hereinafter referred to as the "Property"), from D.R. Horton, Inc., - Birmingham (hereinafter referred to as "Seller"). In order to convey title to said Purchasers, Seller executed a Statutory Warranty Deed. Said Statutory Warranty Deed was recorded on January 06, 2025, in the Office of the Judge of Probate for Shelby County, Alabama as Instrument Number 20250106000004460 (the "Statutory Warranty Deed").
3. That simultaneously with said purchase of the Property, Purchasers executed a Mortgage in the amount of \$275,405.00, encumbering said property. Said Mortgage was recorded on January 06, 2025, in the Office of the Judge of Probate for Shelby County, Alabama as Instrument Number 20250106000004470 (the "Mortgage").
4. That the Statutory Warranty Deed and the Mortgage both contain errors within the legal description in that the Lot number referenced was not preceded by the subdivision phase (Lot 48).
5. That the correct legal description is as follows:

Lot 6-48, according to the final plat of Timberline Phase 6, as recorded as Instrument Number 20240529000159340 in Map Book 60, Pages 4A-4D, in the Probate Office of Shelby County, Alabama.

6. That Affiant's attention has been directed to the fact that the within affidavit is to be presented for recording and shall constitute notice of the facts recited herein and may be relied upon by purchasers, lenders, lessees, title insurance companies, and any others who might acquire rights in or insure title to the property in question.

IN WITNESS WHEREOF, I have set my hand and seal this the 15th day of May 2025.

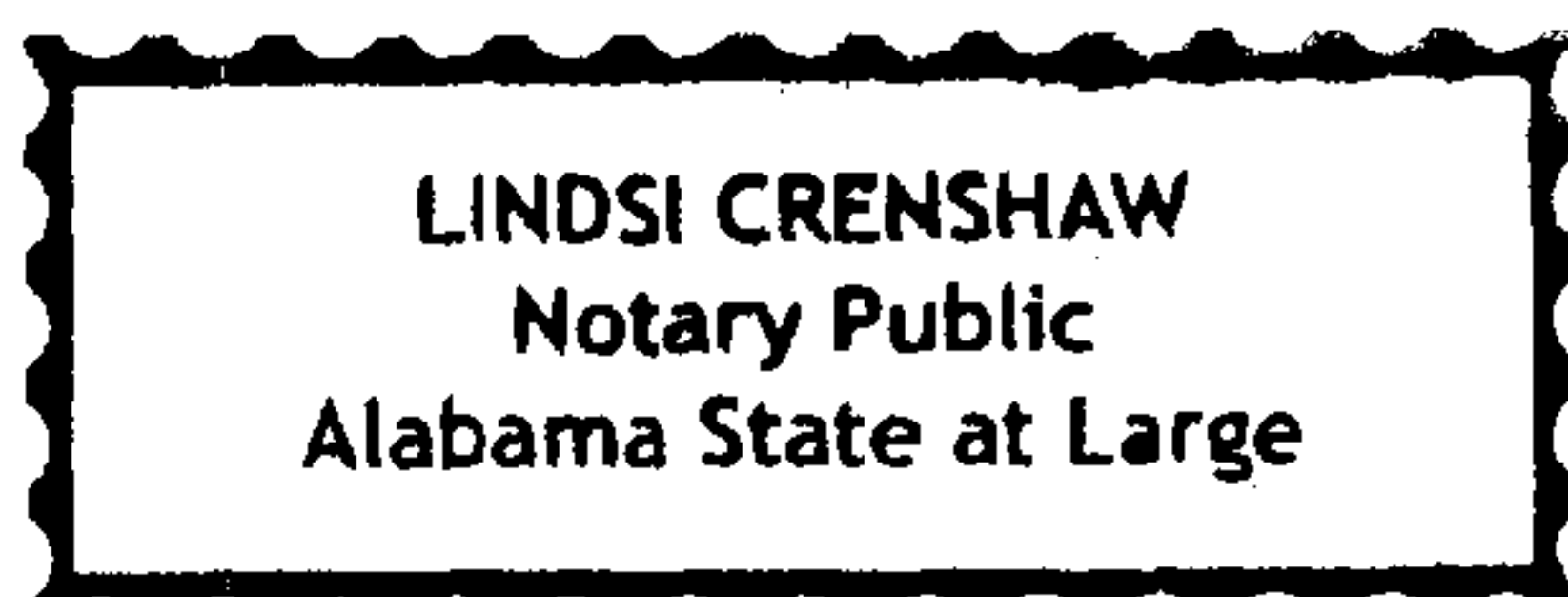

R. Timothy Estes, as AFFIANT
2188 Parkway Lake Drive, Suite 101
Hoover, AL 35244

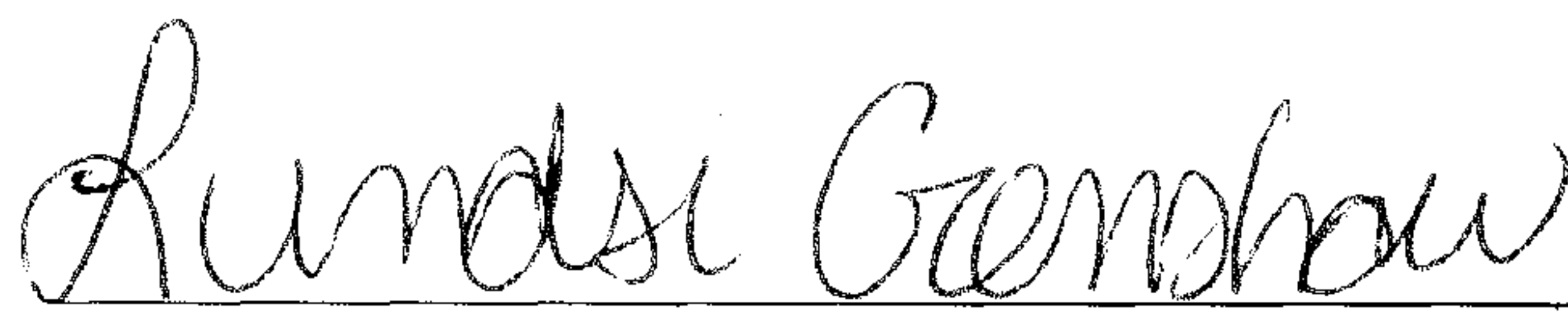
STATE OF ALABAMA)

COUNTY OF SHELBY)

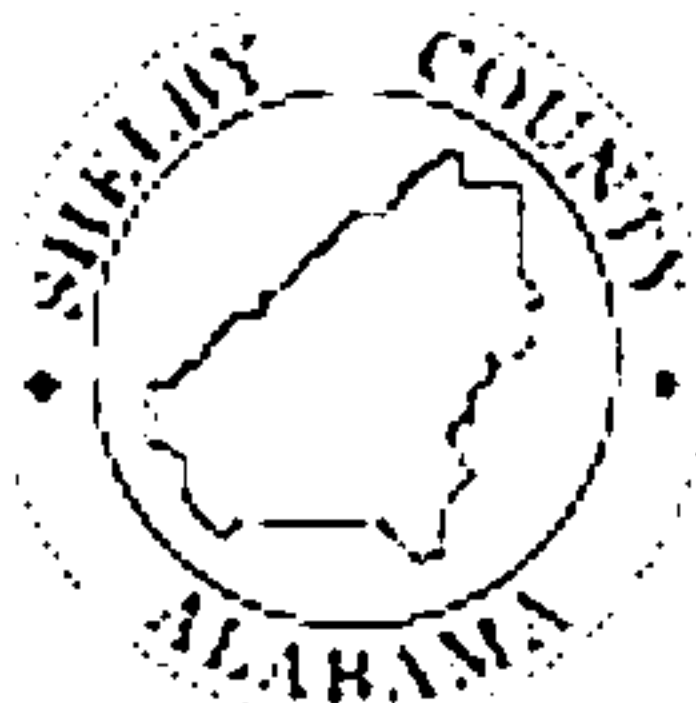
I, the undersigned notary public in and for said county in and for said state, hereby certify that R. Timothy Estes, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 15th day of May 2025.




Notary Public
My Commission Expires: 07/10/2028

Prepared by:
R. Timothy Estes, Esq.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/16/2025 08:30:21 AM
\$27.00 BRITTANI
20250516000149180

