



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allen S. Bayl

SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that before me personally appeared **S. Kent Stewart**, who is known to me and who being by me first duly sworn does on his oath depose and say as follows:

I. S. Kent Stewart, did prepare that certain Warranty deed from (Grantor) **Donald L. Jeffers Jr. and Sue A. Jeffers** to (grantee) **Michael Jefferson Stephens II**, filed for record on 03/11/2020 in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument number 20200311000097720.

This affidavit is for the express and specific purpose of correcting the legal description error for parcel II. Parcel I listed on the above referenced deed is correct and this affidavit corrects the legal description for Parcel II to read as follows.

PARCEL I

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE SOUTH 0 DEGREES 20 MINUTES 44 SECONDS EAST A DISTANCE OF 141.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 76.66 FEET; THENCE SOUTH 76 DEGREES 24 MINUTES 39 SECONDS WEST A DISTANCE OF 160.34 FEET; THENCE NORTH 48 DEGREES 57 MINUTES 25 SECONDS WEST A DISTANCE OF 242.21 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY NO. 26; THENCE NORTH 38 DEGREES 59 MINUTES 54 SECONDS EAST AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 81.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 0 DEGREES 36 MINUTES 00 SECONDS AND A RADIUS OF 1905.50 FEET; THENCE ALONG SAID ARC OF SAID CURVE A DISTANCE OF 19.95 FEET. SAID ARC SUBTENDED BY A CHORD WHICH BARES NORTH 39 DEGREES 17 MINUTES 52 SECONDS EAST A DISTANCE OF 19.95 FEET TO THE END OF SAID CURVE; THENCE SOUTH 65 DEGREES 40 MINUTES 35 SECONDS EAST AND LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 300.57 FEET TO THE POINT OF BEGINNING.

Parcel II:

Commence at a 1/2" rebar in place being the Northeast corner of the Southwest one-fourth of the Northeast one-fourth of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed South 00° 25' 09" East along the East boundary of said quarter-quarter section for a distance of 215.76 feet to a 1" open top pipe in place, said point being the point of beginning. From this beginning point continue South 00° 25' 09" East along the East boundary of said quarter-quarter section for a distance of 172.58 feet to a 1/2" capped rebar in place (Farmer), said point being located on the Northerly boundary of Lot No. 5 of the resurvey of Lots 1-24 & 27-39 of The Grove as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 36 at Page 97; thence proceed North 49° 46' 07" West along the Northerly boundary of Lot No. 5, Lot No. 4 and Lot No. 3 of said subdivision for a distance of 205.60 feet to a 1/2" capped rebar in place; thence proceed North 75° 40' 00" East for a distance of 160.70 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northeast one-fourth of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama and contains 0.30 acres.

FURTHER affiant saith not.

S. Kent Stewart
S. Kent Stewart

STATE OF ALABAMA
COUNTY OF *Jefferson*

SWORN to and subscribed before me this the *9TH* day of *June*, 2024.

[Signature]
Notary Public
My commission expires: _____

This instrument prepared by:
Stewart & Associates
3595 Grandview Pkwy, Ste 280
Birmingham AL 35243
BHM2000072
BHM-14841

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26