

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 SIMPLIFY PROPERTIES, LLC (GRANTOR) TO JOSEPH HYDE AND JAMIE PHILLIPS, (GRANTEE) DATED MAY 8, 2025 AND FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA ON MAY 13, 2025 IN INSTRUMENT # 20250513000143670.

SAID DEED IS DEFECTIVE IN THAT THE LEGAL DESCRIPTION CONTAINED AN ERROR, THE CORRECT LEGAL IS AS FOLLOWS:

A PART OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 19 SOUTH OF RANGE 2 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

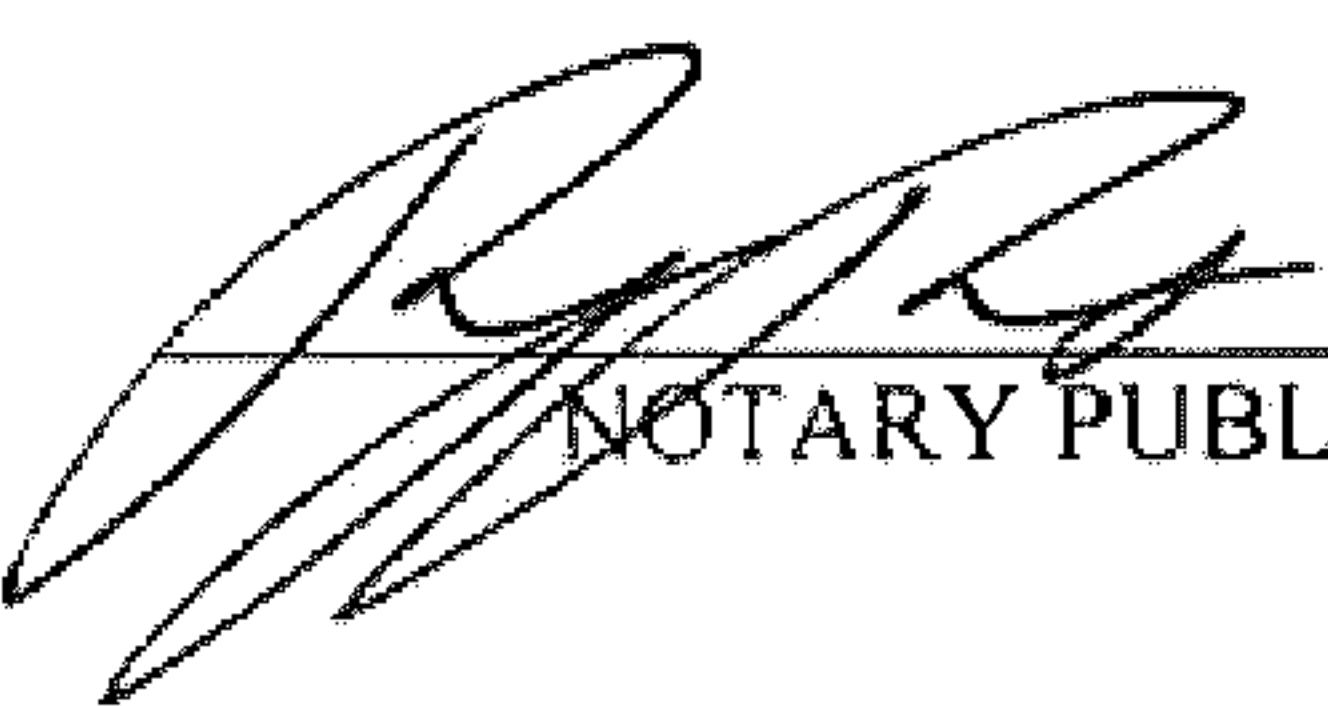
COMMENCE AT THE S.E. CORNER OF SAID $\frac{1}{4}$ $\frac{1}{4}$ SECTION THENCE WEST ALONG THE SOUTH LINE OF SAME A DISTANCE OF 591.22 FT. TO THE EASTERLY RIGHT OF WAY LINE OF THE NEW CALDWELL MILL ROAD, THENCE $96^{\circ} 58'$ TO THE RIGHT IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY A DISTANCE OF 438.60 FT. TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG THE LAST NAMED COURSE A DISTANCE OF 103.83 FT. THENCE $90^{\circ} 0'$ TO THE RIGHT IN A EASTERLY DIRECTION A DISTANCE OF 212.00 FT. THENCE $91^{\circ} 23'$ TO THE RIGHT IN A SOUTHERLY DIRECTION A DISTANCE OF 103.86 FT. THENCE $88^{\circ} 37'$ TO THE RIGHT IN A WESTERLY DIRECTION A DISTANCE OF 209.50 FT. TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

Less and except any part of subject property described in Notice of Lis Pendens in favor of Shelby County Alabama and being recorded in Inst. No. 20240715000213790.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS
THE 9th DAY OF JUNE, 2025.


DAVID S. SNODDY

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9th DAY OF JUNE, 2025.


NOTARY PUBLIC

11/7/2028

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY
LAW OFFICES OF JEFF W. PARMER, LLC
2204 LAKESHORE DR., SUITE 125
BIRMINGHAM, AL 35243

MICHAEL REAGAN REEVES, JR
NOTARY PUBLIC
STATE OF ALABAMA



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2025 08:29:03 AM
\$23.00 JOANN
20250610000177150

Allen S. Bayl