

State of Colorado  
County of Arapahoe

**SCRIVENER AFFIDAVIT TO CORRECT CLERICAL ERROR OF  
SIGNER'S NAME IN NOTARY ACKNOWLEDGMENT SECTION**

COMES NOW, Kyle England, Attorney at Law (the "Scrivener"), and after first having been duly sworn, said Scrivener does hereby depose and say, as follows:

1. Scrivener has personal knowledge of the facts stated herein, is over the age of nineteen (19) years, and is competent to execute this Affidavit.
2. The above referenced Scrivener previously prepared a Deed from Ginger Johnston Roe and Neal Roe, wife and husband, (hereafter "Grantors") to Bama Capital LLC, a Texas limited liability company (hereafter "Grantee"), same of which was executed by the above referenced Grantor on May 16, 2025. Said Deed was recorded on May 23, 2025 in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number: 20250523000158600.

3. The legal description of said Section of said Deed currently, incorrectly shows as:

**LOTS 14A AND 17A FINAL PLAT OF A RESURVEY OF LOTS 14, 15, 16, 17 & 18, BLOCK 2 OF MULLIN'S ADDITION TO HELENA, MAP BOOK 51, PAGE 91, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL 1:**

**BEGINNING AT A POINT ON THE SOUTH SIDE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 20, SOUTH, RANGE 3 WEST, AT A POINT 249.03 FEET WEST OF THE SOUTHEAST CORNER OF SAID LAST NAMED FORTY ACRES AND RUN THENCE ALONG THE SOUTH SIDE OF SAID FORTY ACRES, A DISTANCE OF 122.50 FEET TO THE SOUTH SIDE OF THE MONTEVALLO AND HELENA PUBLIC ROAD; RUN THENCE NORTH 34 DEGREE AND 44 MINUTES EAST ALONG SAID PUBLIC ROAD AND THE SOUTH SIDE THEREOF FOR A DISTANCE OF 86.1 FEET; RUN THENCE SOUTH 46 DEGREES AND 43 MINUTES EAST, A DISTANCE OF 100.90 FEET TO THE POINT OF BEGINNING, CONTAINING .10 ACRES , MORE OR LESS.**

**PARCEL 2:**

**LOTS 14, 15 AND 16 IN BLOCK TWO (2) IN "MULLINS ADDITION" TO HELENA ALA AS SURVEYED AND MAPPED BY J.R. MCMILLAN AND RECORDED IN PROBATE OFFICE IN SHELBY CO., AL. SAID LOTS ARE 100 FEET WIDE AND 200 FEET LONG, EACH LOT AND FRONT ON THE EAST SIDE OF "HELENA AND MONTEVALLO" ROADS IN S.21-T.20S. RANGE 3 WEST, BEING A PART OF S.E.P. OF N.E. 1/4 OF SEC. 21**

**PARCEL 3:**

**LOTS NOS. 17 AND 18 IN BLOCK TWO (2) IN "MULLINS ADDITION TO HELENA, ALA" AS SURVEYED AND MAPPED BY J.R. MCMILLAN AND RECORDED IN PROBATE OFFICE OF SHELBY CO., ALA. LOT 17 IS 75 FEET WIDE AND LOT 18 IS 100 FEET WIDE, BEING IN THE NORTH EAST CORNER OF THE S.E. 1/4 OF N.E. 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, AL.**

Also known by street and number as: 2844 Helena Rd, Helena, AL 35080  
APN/Parcel ID: 13 5 21 1 001 029.000

4. The legal description of said Section of said Deed should have and shall henceforth be shown as:

The parent parcel was resurveyed into lots 14A and 17A Map Book 51 Page 91. Less and Except Lot 17A Out Sale Deed 20200303000084260 (legal corrected by Affidavit 20201009000459250) Lot 17A is not part of subject parcel and was erroneously conveyed. No release found of record of 20241009000317750. Mortgage also encumbers Lot 17A Plat Book 51/91 previously sold in Deed 20200303000084260 (Pre-Development shown); therefore, deeds recorded in Instrument No. 20250523000159250 and Instrument No. 20250523000158600 need to be corrected to show the legal description as LOT 14A, according to the Final Plat of a Resurvey OF LOTS 14, 15, 16, 17 & 18, BLOCK 2 OF MULLIN'S ADDITION TO HELENA, MAP BOOK 51, PAGE 91, in the Office of the Judge of Probate of Shelby County, Alabama either by corrective deeds or scriveners affidavits, executed and filed of record in Shelby County, Alabama.

Consequently, this Affidavit is made and executed for the purpose of correcting the Deed hereinabove designated.

  
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Kyle England, Scrivener

STATE OF Colorado )  
COUNTY OF Denver )

Sworn to and subscribed before me this 24 day of July, 2025.

  
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Notary Public  
My Commission Expires: 7/27/2026

**Instrument Prepared By:**  
**Kyle England, Esq. #5936-N872**  
**SPAETH & DOYLE LLP**  
**501 S. Cherry Street, Suite 700**  
**Glendale, CO 80246**

CAMERON DELINE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20064029139  
MY COMMISSION EXPIRES JULY 27, 2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/30/2025 09:17:12 AM  
\$26.00 JOANN  
20250730000231040

*Allen S. Bayl*