



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/14/2025 03:27:49 PM
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Allen S. Bayl

This instrument prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, AL 35201-0846

STATE OF ALABAMA)

SHELBY COUNTY)

SCRIVENER'S AFFIDAVIT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA L. HARTMAN, who being sworn by me deposes and states on oath as follows:

My name is JOSHUA L. HARTMAN. I prepared a Statutory Warranty Deed from Blackridge Partners II, LLC, an Alabama limited liability company, to Lisa A. Blutcher on July 25, 2025, and recorded on July 28, 2025 in Inst. No. 20250728000227830 in the Probate Office of Shelby County, Alabama.

I also prepared the legal description to the Mortgage from Lisa A. Blutcher, an unmarried woman, to Plains Commerce Bank, a South Dakota corporation, recorded on July 28, 2025 in Instrument No. 20250728000227840 in said probate office.

Said deed and mortgage were defective in that there was a typographical error in the page number and the legal description was incorrect. The property should have been described as follows:

Lot 2035A, according to the Re-Survey of Blackridge South Phase 10, as recorded in Map Book 60, Page 86, in the Probate Office of Shelby County, Alabama.

Joshua L. Hartman

JOSHUA L. HARTMAN

Sworn to and subscribed before me this the 30th day of July, 2025

Carla M. Hill

NOTARY PUBLIC

My Commission Expires: 03/23/2027

