

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:

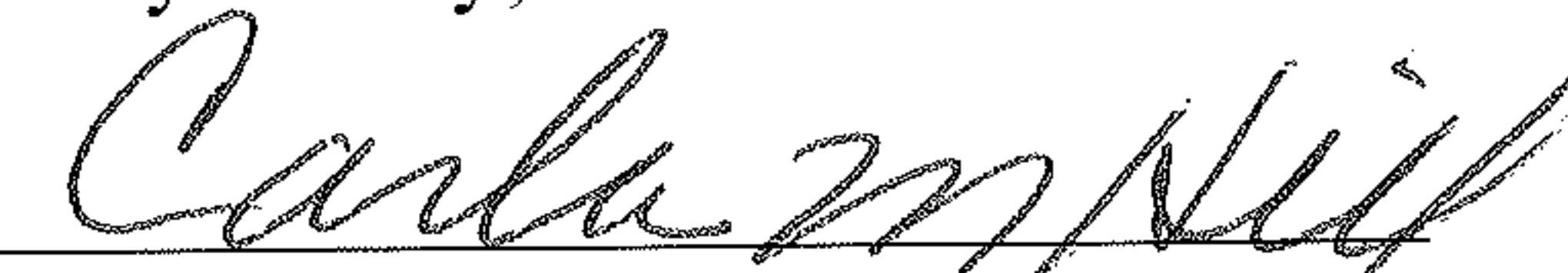
My name is JOSHUA L. HARTMAN. I prepared a Statutory Warranty Deed from Blackridge Partners II, LLC, an Alabama limited liability company, to Michael Ivey and Jin Yan on June 11, 2025, and recorded on June 11, 2025 in Inst. No. 20250611000180100 in the Probate Office of Shelby County, Alabama.

Said deed was defective in that the date was omitted from the signature page and acknowledgement, The deed should have included the date of June 11, 2025.

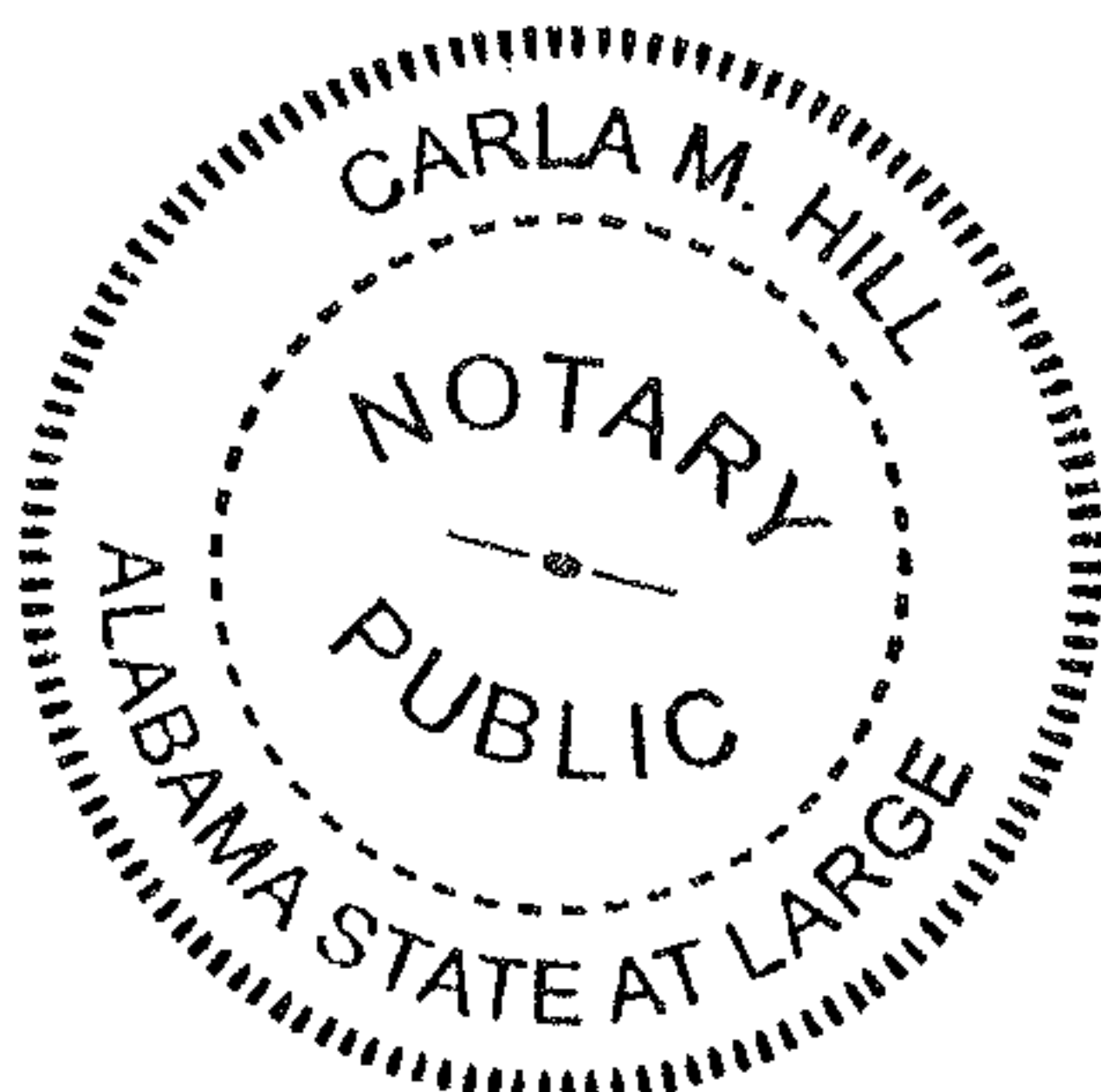


JOSHUA L. HARTMAN

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



NOTARY PUBLIC
My Commission Expires: 03/23/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/15/2025 08:55:27 AM
\$23.00 BRITTANI
20250815000250180

Alani S. Bayl