

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

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08/20/2025 12:07:00 PM  
AFFID 1/3

**AFFIDAVIT OF SCRIVENER**

COMES NOW Sandy F. Johnson, 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 Corrective General Warranty Deed ("Deed"). Said Deed was recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument #20250819000255020 on August 19, 2025.
3. At the time of recording, there was an error in the legal description stated within said Deed. The legal description appearing upon the above referenced Deed was stated, as follows:

Commence at a found steel rebar corner that represents the southeast corner of the southwest quarter of the southeast quarter of Section 23, Township 21 south, Range 3 west, Shelby County, Alabama and run thence North 02 degrees 05 minutes 19 seconds West along the east line of the said southwest quarter of the southeast quarter and part of the northwest quarter of the southeast quarter of said Section 23 and west of an existing barbed wire fence line a distance of 1,993.86' to set a capped rebar corner near an existing fence corner; Thence run South 89 degrees 36 minutes 35 seconds West along and near an existing barbed wire fence line a distance of 1,333.53' to a set capped rebar corner on the west line of same said northwest quarter of the southeast quarter near an existing fence corner; Thence run North 02 degrees 11 minutes 43 seconds West along said quarter-quarter line a distance 107.40' to set a capped rebar corner near an existing fence corner; Thence run South 67 degrees 01 minutes 40 seconds West along and very near to an existing barbed wire fence line a distance of 421.26' to a set capped rebar corner and the point of beginning of the property, Parcel 2, being described; Thence run South 27 degrees 42 minutes 29 seconds East a distance of 771.04' to a set rebar corner; Thence run South 37 degrees 04 minutes 46 seconds West a distance of 321.18' to a set rebar corner on the easterly margin of Alabama Highway 119 in a curve to the left having a central angle of 06 degrees 02' 03" and a radius of 2,924.82'; Thence run northwesterly along the arc of said curve an arc distance of 308.03' to the P.T. of said curve; Thence run North 29 degrees 56 minutes 54 seconds West along said right of way of said Highway 119 a distance of 464.41' to a set rebar corner; Thence run North 67 degrees 01 minutes 40 seconds East a distance of 335.18' to a set rebar corner and the point of beginning, containing 5.68 acres, more or less.

LESS AND EXCEPT that portion conveyed to the State of Alabama in Warranty Deed recorded at Instrument #20241122000363630, Shelby County Probate Office.

A part of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  and the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 23, Township 21-S, Range 3-W, identified as Tract No, 5 on Project No. STPBH-0119(510) in Shelby County, Alabama and being more fully described as follows:

Commencing at the SE corner of the NE quarter of the SW quarter, Section 23, Township 21-S, Range 3-W; thence West and along the South quarter section line a distance of 369 feet, more or less, to a point on the acquired R/W line (said line offset 80' RT and parallel with centerline of project), which is the point of BEGINNING;

thence following the curvature thereof an arc distance of 200.38 feet and along the acquired R/W line to a point on the grantor's South property line (said arc having a chord bearing of S 23°17'43" E, a clockwise direction, a chord distance of 200.34 feet and a radius of 3080.00 feet);

thence S 68°15'29" W and along the grantor's said property line a distance of 52.28 feet to a point on the present East R/W line of SR-119;

thence following the curvature thereof an arc distance of 291.90 feet and along said present R/W line to a point on said present R/W line (said arc having a chord bearing of N 25°44'26" W, a counterclockwise direction, a chord distance of 291.78 feet and a radius of 2904.79 feet);

thence N 28°36'53" W and along said present R/W line a distance of 472.32 feet to a point on the grantor's North property line;

thence N 66°49'50" E and along the grantor's said property line a distance of 61.35 feet to a point on the acquired R/W line (said line offset 80' RT: and parallel with centerline of project);

thence S 28°40'13" E and along the acquired R/W line a distance of 376.05 feet to a point on the acquired R/W line (said point offset 80' RT and perpendicular to centerline of project at PT station 68+40.46);

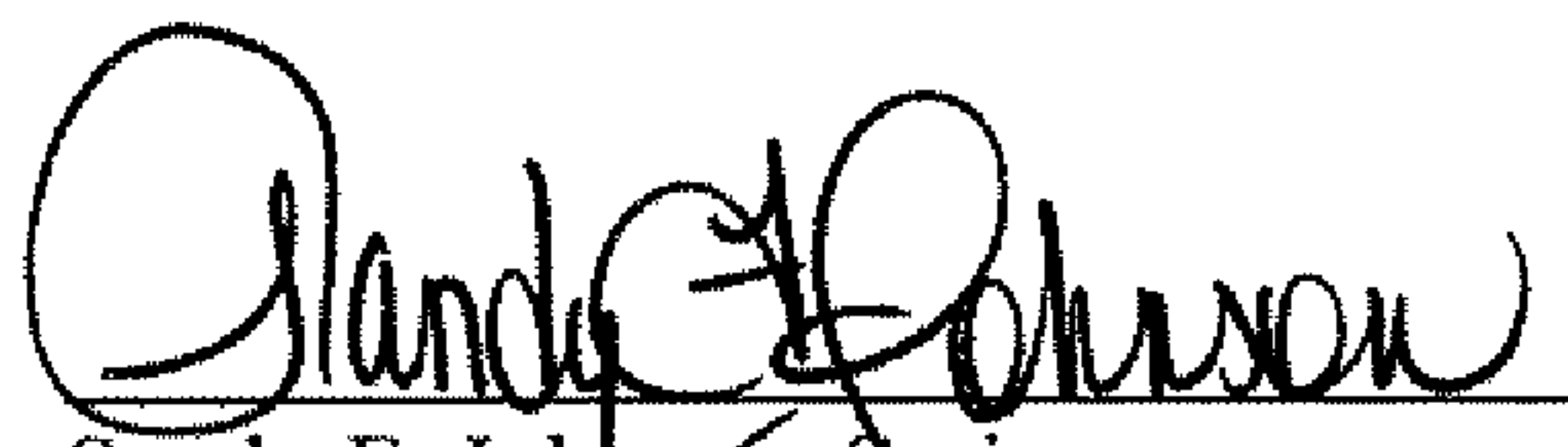
thence following the curvature thereof an arc distance of 188.76 feet and along the acquired R/W line (said arc having a chord bearing of S 26°54'53" E, a clockwise direction, a chord distance of 188.73 feet and a radius of 3080.00 feet) to the point and place of BEGINNING, containing 1.04 acres, more or less.

4. The correct legal description which should have been recited upon the above referenced Deed is designated, as follows:

Lots 1 and 2, according to the Survey of Greenhill Farms, as recorded in Map Book 40, Page 141, in the Probate Office of Shelby County, Alabama.

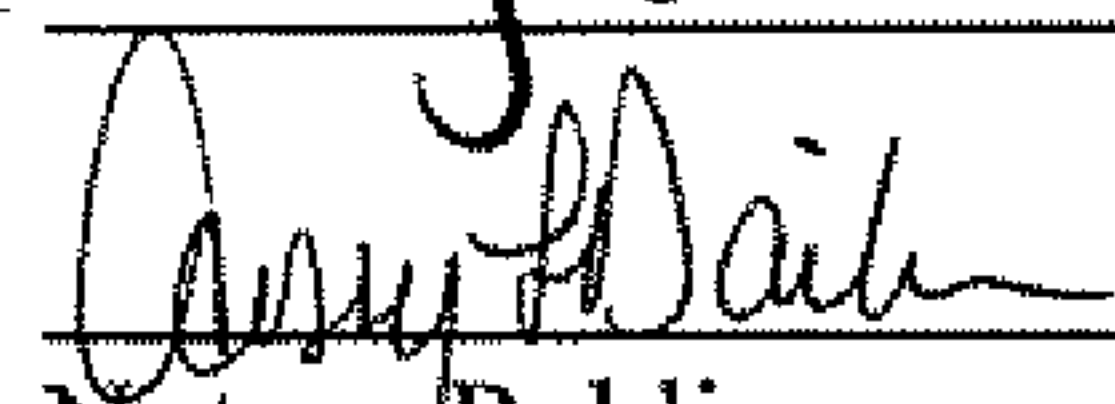
LESS AND EXCEPT that portion conveyed to the State of Alabama in Warranty Deed recorded at Instrument #20241122000363630, Shelby County Probate Office.

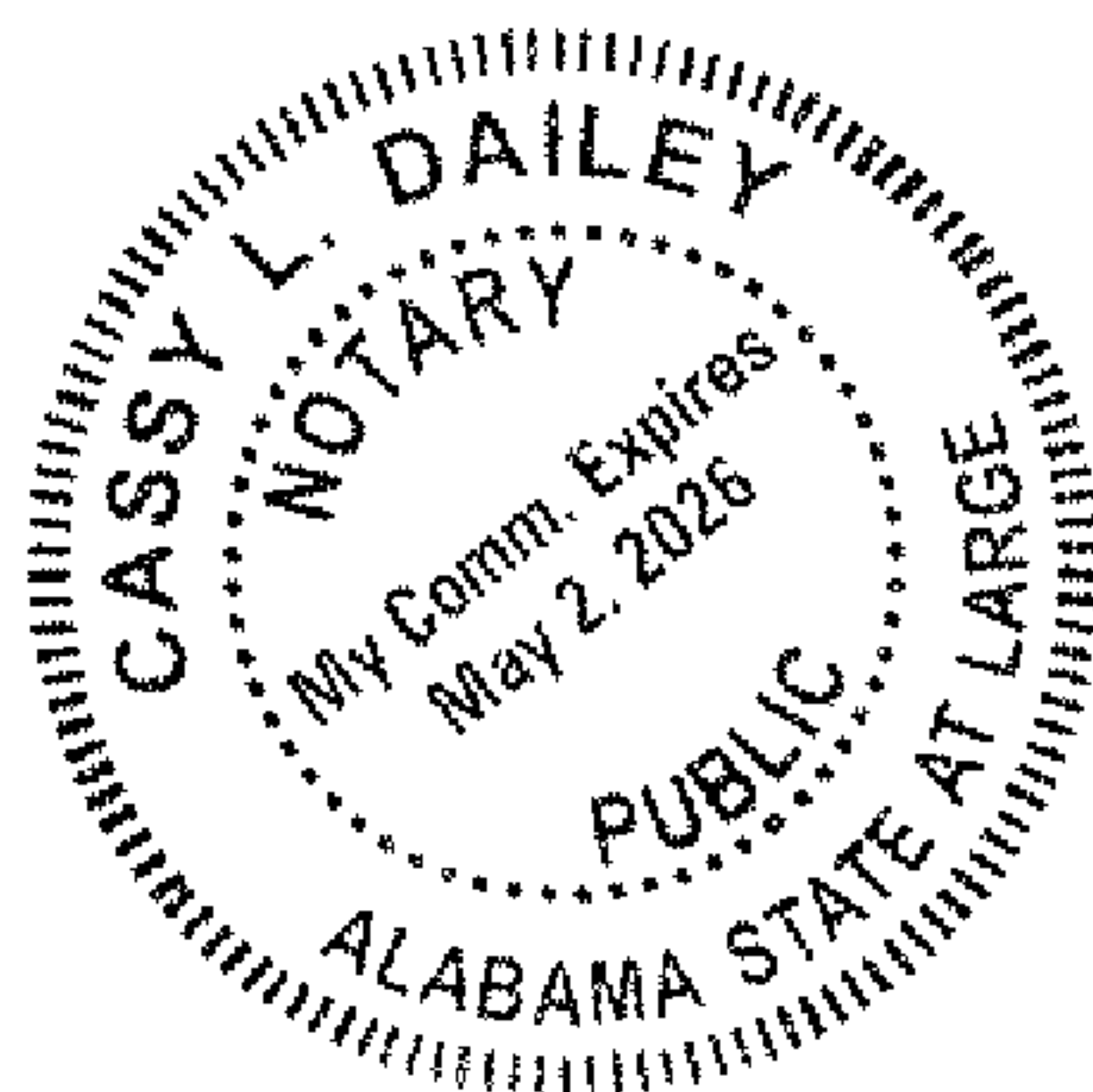
5. Consequently, this Affidavit is made and executed for the purpose of correcting the above referenced defect in said Deed by correcting the legal description as hereinabove designated.

  
Sandy F. Johnson, Scrivener

STATE OF ALABAMA )  
COUNTY OF Shelby )

Sworn to and subscribed before me this 20<sup>th</sup> day of August, 2025.

  
Notary Public  
My Commission Expires: 5-2-26



Instrument Prepared By:

Sandy F. Johnson  
Attorney at Law  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/20/2025 12:07:00 PM  
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