

This instrument was prepared by:
James Brandon Cooper, Esq.
Legacy Legal Services, PC
P.O. Box 320
Helena, AL 35080
(205) 558-5020

Send Tax Notice To:
Warren Bruce McClanahan
Jane C McClanahan
755 East Boundary Street
Montevallo, AL 35115

SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA)
SHELBY COUNTY)

I, James Brandon Cooper with Legacy Legal Services, PC with offices at 4000 Eagle Point Corporate Drive, having personal knowledge of the facts herein stated, under oath depose and say as follows:

On May 15, 2025, a Quit Claim Deed prepared by my office was executed by **WARREN BRUCE MCCLANAHAN and JANE C MCCLANAHAN** which conveyed real property to **Warren Bruce McClanahan and Jane C McClanahan, Trustees, or their successors in interest, of the Bruce and Jane McClanahan Irrevocable Trust dated January 15, 2025, and any amendments thereto.** This deed contains an error in the legal description.

The deed, which was recorded as File Number 20250515000148840 in the Office of the Judge of Probate of Shelby County, Alabama on May 15, 2025, contains the following legal description for the real property conveyed thereby:

A part of Lots 20 and 21 according to the Original Plan of the town of Montevallo more particularly described as follows; Beginning at a point on the northwest margin of Main Street, which point is 73 feet southwest of the easternmost corner of Lot 21 according to said Original Plan and run thence in a northwest direction and parallel with Middle Street 150.00 feet; thence southwest and parallel to Main Street 2.05 feet; thence northwest and parallel with Middle Street 150.0 feet to the easterly line of Valley Street; thence southwest along said Valley Street a distance of 25.0 feet; thence southeast and parallel with Middle Street a distance of 50.0 feet; thence southwest and parallel with Valley Street a distance of 6.78 feet; thence southeast and parallel with Middle Street a distance of 20.9 feet; thence southwest and parallel with Valley Street a distance of 24.0 feet; thence northwest and parallel with Middle Street 20.9 feet; thence southwest and parallel with Valley Street 10.0 feet; thence southeast and parallel with Middle Street 49.75 feet; thence northeast and parallel with Valley Street a distance of 20.0 feet; thence southeast and parallel with Middle Street 199.01 feet to the northwest line of Main Street; thence run in a northeast direction along said Main Street a distance of 43.0 feet to the point of beginning.

The deed should have contained the following legal description:

Lot 7 in Block 50 according to Reynolds Addition to the Town of Montevallo, Alabama, according to Map recorded in Map Book 3 Page 37 in the Probate Office of Shelby County, Alabama.

Source of Title: Book 263 Pages 591 and 592
Parcel Number: 27 8 28 2 001 015.000
Property Address: 755 East Boundary Street, Montevallo, AL 35115

This affidavit is given to clarify the legal description so that the records in the Office of the Judge of Probate, including this Affidavit, will accurately reflect the facts as I know them to be.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 20 day of August, 2025.

James B. Cooper (Seal)
James Brandon Cooper

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Sarah Norsworthy the undersigned, a Notary Public in and for said County, in said State, hereby **James Brandon Cooper**, whose name is signed to the foregoing conveyance, and who is known to me by identification, acknowledged before me this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of August, 2025.

Sarah Norsworthy
Notary Public:
My Commission Expires: 2/10/27

THIS DOCUMENT PREPARED BY:
James Brandon Cooper, Esq.
4000 Eagle Point Corporate Drive
Birmingham, AL 35242
(205) 558-5020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/22/2025 01:48:30 PM
\$28.00 JOANN
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Allie S. Beyl