

THIS INSTRUMENT PREPARED BY:

Kelly Thrasher Fox, Esq.  
Hand Arendall Harrison Sale LLC  
1801 Fifth Avenue North, Suite 400  
Birmingham, AL 35203  
205-502-0122



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/17/2025 01:20:15 PM  
\$22.00 JOANN  
20251017000320400

*Allen S. Boyd*

STATE OF ALABAMA  
COUNTY OF SHELBY

**SCRIVENER'S AFFIDAVIT**

Personally appeared before me, the undersigned notary public in and for the State of Alabama, Kelly Thrasher Fox, and, after being duly sworn, doth say and depose under oath as follows:

1. My name is Kelly Thrasher Fox, and I am over the age of nineteen (19) and competent to make this affidavit.

2. I am a licensed attorney in the State of Alabama.

3. I am the attorney who prepared that certain Quitclaim Deed dated October 15, 2025 by and among TCG Chelsea Acres, LLC, a Delaware limited liability company, and D.R. Horton, Inc. – Birmingham, an Alabama corporation, recorded as instrument no. 20251016000318320 in the records of the Probate Court of Shelby County, Alabama (the "Quitclaim Deed").

4. The Quitclaim Deed contains a typographical error in the legal description when it should be as follows:

LOTS 155-A and 156-A, RESURVEY PLAT OF LOTS 155 AND 156 CHELSEA ACRES  
SECTOR 1 PHASE 2B, A MAP OR PLAT OF WHICH IS RECORDED AT MAP BOOK  
62, PAGE 34 IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY,  
ALABAMA

5. I, as the preparer of the Quitclaim Deed, desire to correct the inadvertent error contained in the Quitclaim Deed by stating for the record that the correct legal description should be and is as set forth immediately above.

Further, the affiant sayeth not.

*Kelly Thrasher Fox*  
KELLY THRASHER FOX

Sworn and subscribed to before  
me this 17 day of October, 2025.

*Steve Leslie Harding*  
NOTARY PUBLIC

My Commission Expires: 6/15/29

