

STATE OF ALABAMA)
COUNTY OF SHELBY)

20251106000342170
11/06/2025 03:17:49 PM
AFFID 1/2

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 Statutory Warranty Deed from Regions Bank d/b/a Regions Mortgage, an Alabama Banking Corporation (the "Grantor") to Jennifer A. Grathouse (the "Grantees), same of which was executed by the above referenced Grantor on March 27, 2013. Said Deed was recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument #20130403000138270 on April 3, 2013.

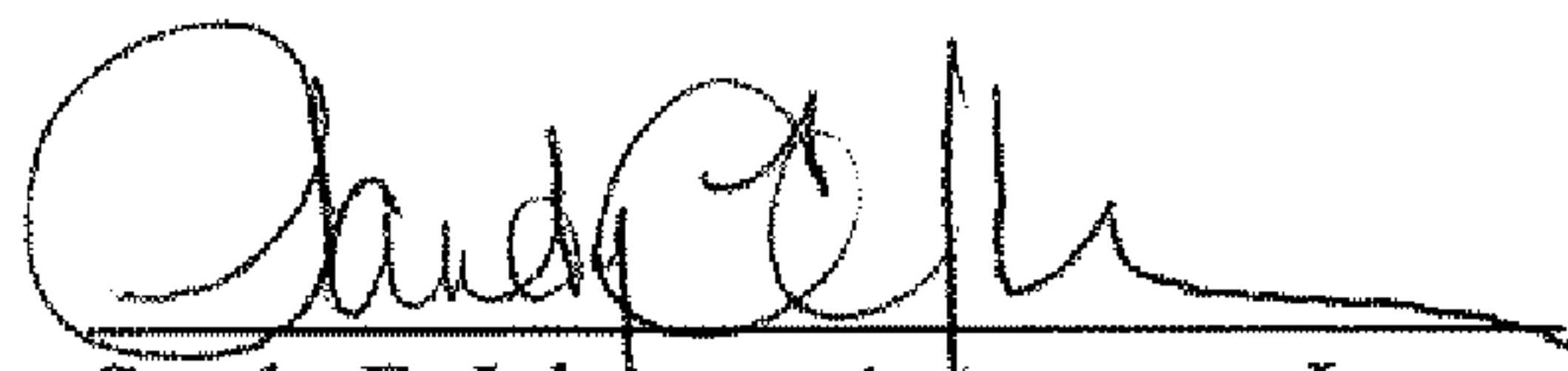
3. At the time of recording, the first paragraph of said Deed contained a typographical error, designated as follows:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Ten Thousand Dollars and 00/100 (\$100,000.00) in hand paid by ***Stephen Paul Surles*** (hereinafter referred to as "GRANTEE") to Regions Bank d/b/a Regions Mortgage, an Alabama Banking Corporation (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said Jennifer A. Grathouse, the following described real estate in Shelby County, Alabama, to wit:

4. Scrivener hereby corrects said typographical error to designate the Grantee's names as "Jennifer A. Grathouse", thereby replacing said paragraph, as follows:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Ten Thousand Dollars and 00/100 (\$100,000.00) in hand paid by ***Jennifer A. Grathouse*** (hereinafter referred to as "GRANTEE") to Regions Bank d/b/a Regions Mortgage, an Alabama Banking Corporation (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said Jennifer A. Grathouse, the following described real estate in Shelby County, Alabama, to wit:

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

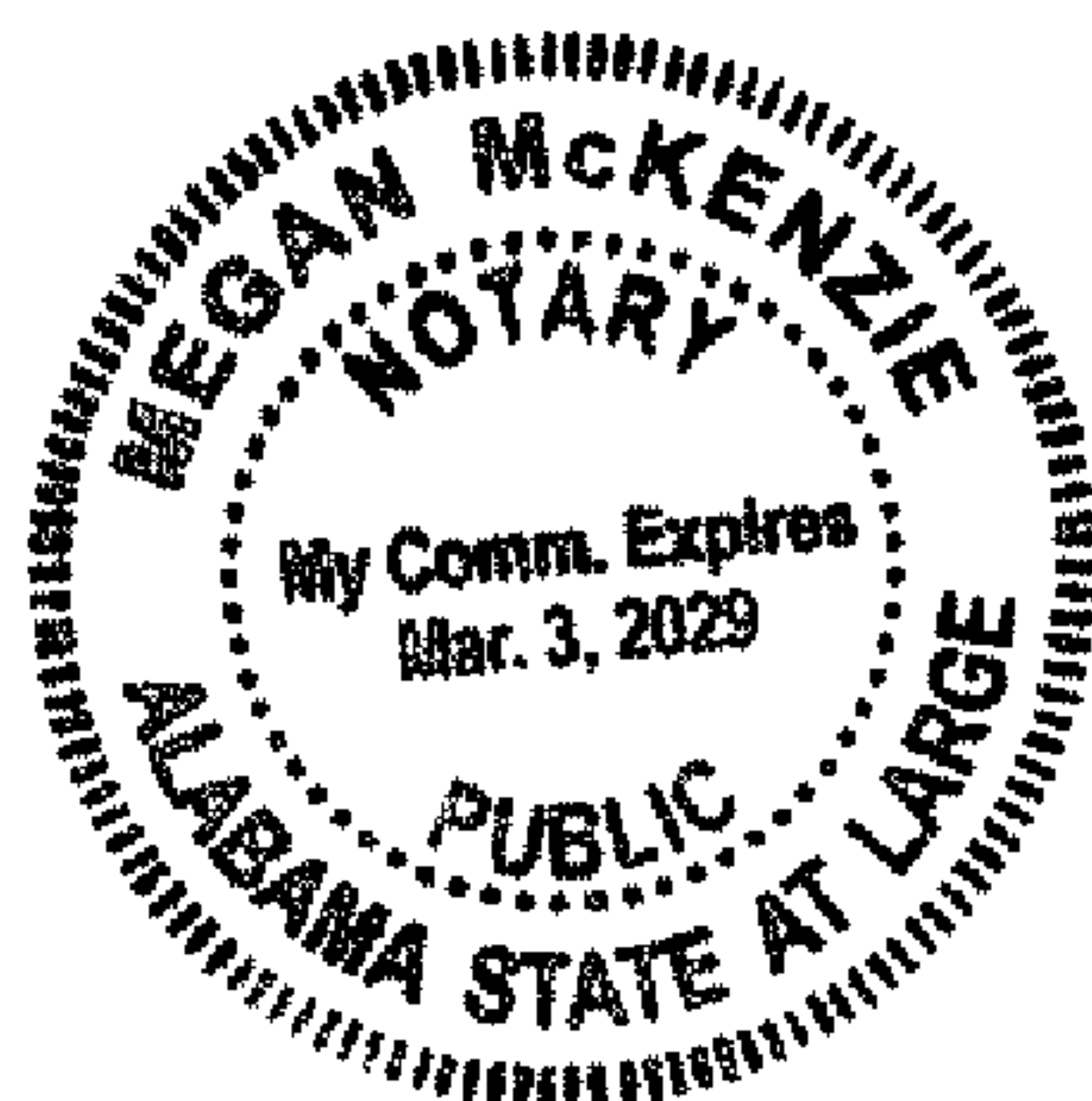

Sandy F. Johnson, Attorney at Law

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this 10th day of November, 2025.

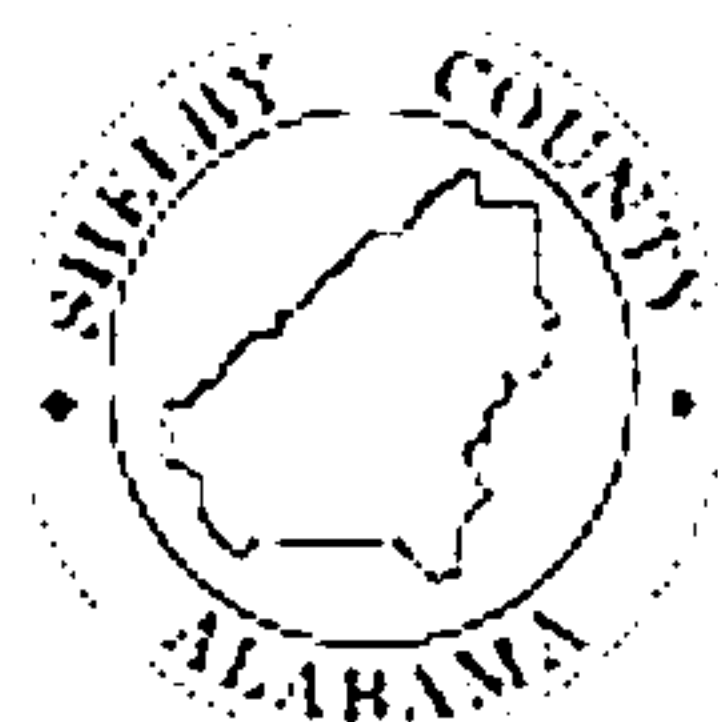

Notary Public

My Commission Expires: 3/3/2029



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
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