

STATE OF ALABAMA
COUNTY OF SHELBY

Prepared by:
Jennifer McInerney
McInerney Law, LLC
4553 Pine Tree Circle, 240
Birmingham, AL 35243
(205) 837-9900

SCRIVENER'S AFFIDAVIT



20251107000342360 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
11/07/2025 08:12:09 AM FILED/CERT

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jennifer McInerney, who, being known to me and after being duly sworn by me, deposes and says as follows:

I am an attorney at law, and preparer of deed, dated October 21, 2025 and recorded in the Probate Office of Shelby County, Alabama.

A portion of the legal description intended to be conveyed at such time was described in error. The legal description should read as follows:

**COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN N 89-13'37" W, ALONG THE SOUTH LINE OF SAID 1/4-1/4 FOR 463.52'; THENCE RUN N 50-08'01" E FOR 8.51'; THENCE RUN N 87-06'19" W FOR 303.21'; THENCE RUN N 01-47'58" W FOR 90.38'; THENCE RUN N 88-25'57" W FOR 199.91' TO A FOUND CAP REBAR AND THE POINT OF BEGINNING; THENCE RUN N 21-21'11" E FOR 70.88' TO A CAP REBAR; THENCE RUN N 12-01'48" E FOR 37.53' TO A CAP REBAR; THENCE RUN N 09-08'07" E FOR 132.96' TO A CAP REBAR; THENCE RUN N 89-15'56" W FOR 335.98' TO A FOUND CAP REBAR, BEING SITUATED ON THE EASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 35 (80' ROW), SAID CURVE HAVING A CHORD BEARING OF S 04-35'34" W, AND A CHORD OF 230.67'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 231.37' TO A 1/2" REBAR; THENCE RUN S 88-23'59" E FOR 299.80' TO THE POINT OF BEGINNING, CONTAINING 1.76 ACRES, PLOY
SUBJECT TO ANY RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.**

Subject to existing easements, rights-of-way, restrictions, limitations, if any, of record.

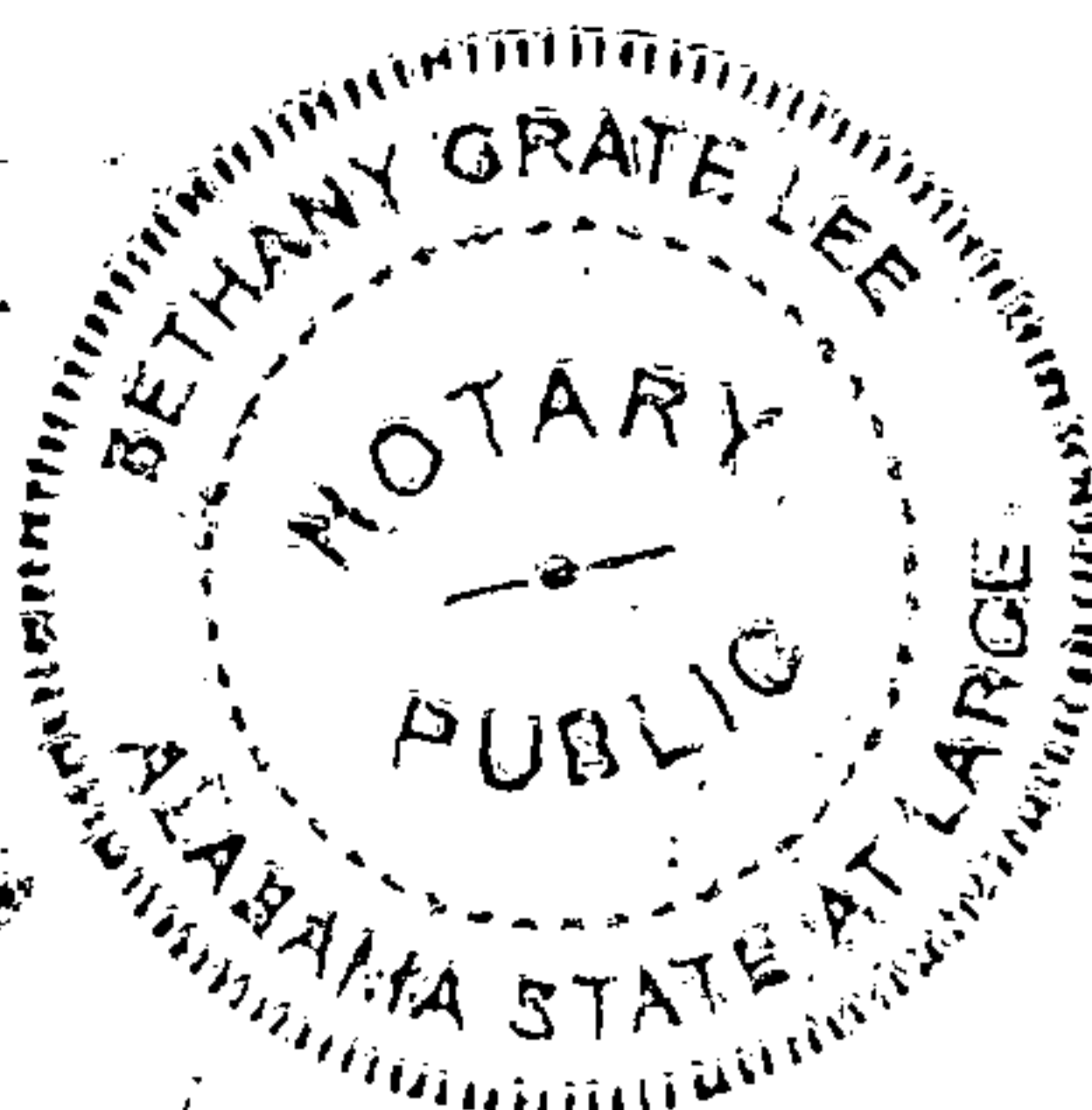
The legal descriptions set out herein were furnished to preparer by the grantor herein without the benefit of title search. The above-described legal description was prepared from a survey of S.M. Allen, PLS 12944 dated the 6th day of April 15, 2025.

This affidavit was given for the purpose of correcting the legal description in the Personal Representative's Deed recorded in the Probate Court of Shelby County, having been executed on October 21, 2025.

In witness whereof, the undersigned has caused this affidavit to be executed this 5th day of November 2025.

Bethany Grate Lee, MCE:

8/28/29



Jennifer McInerney

20251107000342360 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
11/07/2025 08:12:09 AM FILED/CERT
20251021000323080 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/21/2025 11:49:57 AM FILED/CERT

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

This document prepared by:
McInerney Law, LLC
4553 Pine Tree Circle, 240
Birmingham, Alabama 35243
(205) 837-4900

Send tax notice to:

Angela R. Ryan
2710 Highway 35
Pelham, Alabama 35124

STATE OF ALABAMA
SHELBY COUNTY

Marked Value: \$221,420.00

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Angela R. Ryan, as Personal Representative of the Estate of Doris Estell, Deceased, Shelby County Probate Court Case No. PR-2024-001719, hereinafter referred to as "Grantor," does hereby grant, convey and warrant said property to Matthew Lane Hill, a married man, and Pamela K. Dumas, a married woman, collectively hereinafter referred to as "Grantee."

RECITALS

WHEREAS, Doris Estell (the "Decedent") died testate on or about July 18, 2024, and her Last Will and Testament (the "Will") was admitted to the Probate Court Shelby County, Alabama, Case No. PR-2024-001719, and Angela R. Ryan, her daughter, was appointed as Personal Representative;

WHEREAS, all debts of the Decedent and all legal charges against the Estate have been paid;

WHEREAS, the decedent died the owner of the real property described herein, which is hereby conveyed to the Grantee by the Personal Representative in accordance with the "Third" provision of her Will, the Grantee representing the devisees of all property under the Will.