

This Instrument was Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

STATE OF ALABAMA     )  
                                      )  
COUNTY OF BIBB     )

*Scrivener's Affidavit*

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared *Clint C. Thomas, Esq.*, who after being by me first duly sworn, deposed and said on oath as follows:

My name is *Clint C. Thomas, Esq.*, and I am familiar with the following facts:

I was the prepared of that certain Quitclaim Deed filed for record in the Probate Court of Shelby County, Alabama, on the 25<sup>th</sup> day of November, 2025, and was recorded as Instrument # 20251125000362700 conveying the following described real estate from **Ma. Belem Ramirez Dominguez, a single woman**, as SELLER to **Hector Perez Sanchez**, as BUYER:

*Lot 19-A, fronting on Southern Railway, according to Thomas Addition to the Town of Aldrich, Map of which is recorded in the Office of the Probate Judge of Shelby County, Alabama, on February 23, 1944, in Map Book 3, and containing 0.68 acres, more or less, and being also known as dwelling House No. 54, of the former Montevallo Coal Mining Company, at Aldrich, Alabama, subject to easement for light, power and telephone lines and poles as shown on said map and also for water pipes as now situated. Outside electric wiring and underground water pipes are not included. Subject to conditions as required in deed from D.A. Thomas, as Trustee, and W.C. Scott, as Trustee, in deed dated July 23, 1944.*

Subject to all easements, restrictions and rights of way of record.

It has been brought to my attention that the legal description stated above is missing the Page Number for the Map Book. The correct book and page numbers of the said Map Book should be Map Book 3, Page 52 and the correct legal description should read as follows:

***Lot 19-A, fronting on Southern Railway, according to Thomas Addition to the Town of Aldrich, Map of which is recorded in the Office of the Probate Judge of Shelby County, Alabama, on February 23, 1944, in Map Book 3, Page 52 and containing 0.68 acres, more or less, and being also known as dwelling House No. 54, of the former Montevallo Coal Mining Company, at Aldrich, Alabama, subject to easement for light, power and telephone lines and poles as shown on said map and also for water pipes as now situated. Outside electric wiring and underground water pipes are not included. Subject to conditions as required in deed from D.A. Thomas, as Trustee, and W.C. Scott, as Trustee, in deed dated July 23, 1944.***

In addition, the preamble states the Grantor, Ma. Belem Ramirez Dominguez, single. This sentence omits the word "woman" and should read, **Ma. Belen Ramirez Doninguez, a single woman.**

This affidavit is given to correct omission of the Map Book Page number and to correct the marital status of the Grantor in the above-described Quitclaim Deed.



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Shelby Cnty Judge of Probate, AL  
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Further affiant saith not.

CLINT C. THOMAS  
Attorney at Law  
Affiant

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

Sworn to and subscribed to before me and my official seal on this the 3rd Day  
December , 2025.

NOTARY PUBLIC  
My Commission Expires: **MY COMMISSION EXPIRES:  
FEBRUARY 5, 2028**

