

This instrument was prepared by:

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P.O. Box 13577
Birmingham, AL 35202

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| Cross Index Reference Instrument No: 20250917000284950 and Instrument No: 20250917000284960 |
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SLG File #: 2025-SLG-215

Current Owner: Lessie Gaddis

Property Address: 480 Highway 17, Montevallo, AL 35115

Parcel ID #: 27 4 17 3 001 033.000

STATE OF ALABAMA)
COUNTY OF SHELBY)

SCRIVNER'S AFFIDAVIT OF CORRECTION

BEFORE ME, the undersigned officer duly authorized to administer oaths appeared, Toni Smoke, being duly sworn, deposes and states under oath as follows:

1. I am over the age of eighteen (18) years and suffering under no legal disability. I am an attorney licensed to practice law in the State of Alabama.
2. I make this affidavit for the express purpose of correcting the legal description in reference to the conveyance of the real property located at 480 Highway 17, Montevallo, AL 35115.
3. The subject property was conveyed from Willie Earl Nicks, Evelyn R. Nicks, and Paul Nicks, Christine Nicks via warranty deed and mortgage dated September 15, 2025, and said warranty deed recorded in Instrument No: 20250917000284950 and said mortgage in Instrument No: 20250917000284960 on September 17, 2025, in the Probate Court of Shelby County, Alabama.

The legal description in said documents reflects:

Beginning at the Southwest corner of the SE 1/4 of the SW 1/4, Section 17, Township 22, Range 3 West, and run thence North 1 degree 45 minutes West 420 feet, thence 89 degrees 50 minutes East 241 feet, thence, South 1 degree 45 minutes East 420 feet to Section line: thence with Section line run South 89 degrees 50 minutes West 241 feet to the point of beginning, containing 2.25 acres, more or less.

Parcel ID #: 27 4 17 3 001 033.000

4. The legal description failed to include a necessary portion required to accurately define the conveyed parcel.
5. Whereas, after a review of the public records, it appears that Amos Nicks and Dortholo Nicks conveyed a portion of the parcel to Willie Earl Nicks and Evelyn Ross Nicks in warranty deed as recorded in Instrument No: 19730928000054680 on September 28, 1973, in Probate Court of Shelby County, Alabama. Amos Nicks and Dortholo Nicks then conveyed another portion of the parcel to Paul H. Nicks and Christine Ross Nicks via warranty deed as recorded in Instrument No: 19760506000040900 on May 6, 1978, in Probate Court of Shelby County, Alabama.
6. Therefore, the correct and amended legal description should be as follows:

Beginning at the Southwest corner of the SE 1/4 of the SW 1/4, Section 17, Township 22, Range 3 West, and run thence North 1 degree 45 minutes West 420 feet, thence 89 degrees 50 minutes East 241 feet, thence, South 1 degree 45 minutes East 420 feet to Section line: thence with Section line run South 89 degrees 50 minutes West 241 feet to the point of beginning, containing 2.25 acres, more or less.

Less and except:

Being the parcel conveyed to Willie Earl & Evelyn Ross Nicks per Instrument No: 1976050600000040900, more particularly described by metes and bounds as follows: Beginning at the Southwest corner of the SE1/4 of the SW1/4, Section 17, Township 22, Range 3 West, Shelby County, Alabama. Exist Bldg.

and

A lot or parcel of land more particularly described as follows: Commencing at the SW corner of SE1/4 of SW1/4, Section 17, Township 22, South, Range 3, West & run thence North 1 deg. 45 min, West 320 Ft. for point of beginning of the lot herein described, and conveyed; thence North 89 deg. 50 min. East 241 ft., thence North 1 deg. 45 min, West 185 ft. ; thence South 78 deg. 45 min. West 241 ft., to the West boundary of said SE1/4 of SW1/4, thence South 1 deg. 45 min, East 152 ft. to point of beginning.

Parcel ID #: 27 4 17 3 001 033.000

7. This affidavit is given with the knowledge and understanding that it will be relied upon by future grantees, mortgagees, title insurers and other parties with regard to the above-referenced property.

IN WITNESS WHEREOF, I have hereunto set my signature and seal, this 1st day of December, 2025.



Toni Smoke

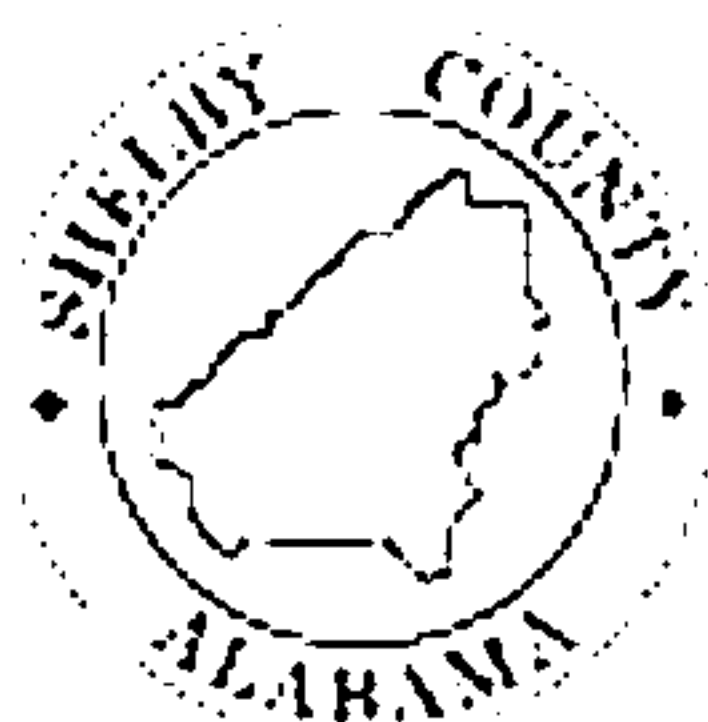
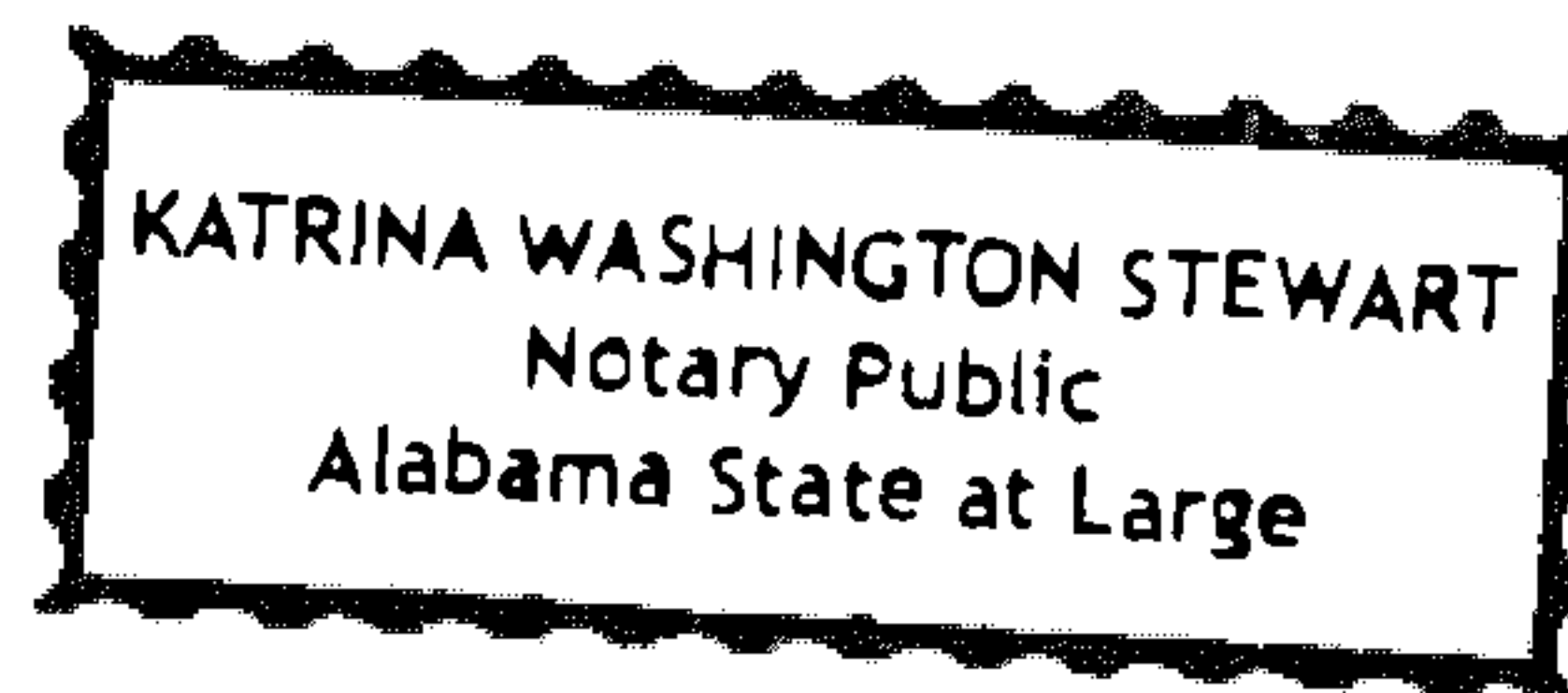
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a notary in and for said County, in said State, hereby certify that **Toni Smoke**, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day, that, certified the facts contained therein were true and correct, and under oath executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 2025.

Katrina Washington Stewart
 Notary Public My Commission Expires
 My Commission Expires: July 28, 2028



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/09/2025 08:19:09 AM
 \$31.00 KELSEY
 20251209000375860

Allen S. Bayl