

STATE OF ALABAMA )  
COUNTY OF SHELBY )

AFFIDAVIT EVIDENCING SCRIVENER'S ERROR

Before me, the undersigned, personally appeared Jack R. Thompson, Jr., Esquire, who being duly sworn deposes and says as follows:

My name is Jack R. Thompson, Jr., Esquire and I was the preparer of that certain Quitclaim Deed recorded in **Instrument # 20250813000247400** by and between Farrell K. Rowe, Amber R. Jackson and Laci Rowe Grantors and Cleber Esquivel Garcia, Grantee and **and Legal Description in that certain Mortgage recorded 20250813000247410**

The undersigned has reviewed said Warranty Deed and Mortgage and hereby states the following:

The Legal description has an incorrect call line and should read as follows:

A parcel of land being a part of the Southeast Quarter of the Northeast Quarter of Section 2 and part of the Southwest Quarter of the Northwest Quarter of Section 1 of Township 22 South, Range 4 West in Shelby County, Alabama, being the property maintained by Amber Jackson and Farrell Rowe, being displayed as tax parcel 26-1-02-0-001-028.000, 26-1-01-0-001-008.001 and 26-1-01-0-001-009.000 and being more particularly described as follows:

BEGIN at a fence corner at the southeast corner of said Southeast Quarter of the Northeast Quarter of Section 2; thence run South 89 degrees, 30 minutes, 40 seconds West and along the south line of said Southeast Quarter of the Northeast Quarter of Section 2 for a distance of 385.00 feet to a one-inch iron pipe; thence run North 00 degrees, 03 minutes, 06 seconds East for a distance of 868.69 feet to a  $\frac{1}{2}$  inch capped (17522) rebar; thence run North 00 degrees, 00 minutes, 45 seconds West for a distance of 39.34 feet to a  $\frac{1}{2}$  inch capped (CA 965) rebar at the southwest corner of the property found described in instrument No. 20190311000076530 and being also described by Civil Court Case No. 58-CV-2017-900213.00 in the Probate Records of Shelby County, Alabama; thence run North 81 degrees, 12 minutes, 51 seconds East and along the south boundary of the aforementioned deed and civil case for a distance of 105.14 feet to a  $\frac{1}{2}$  inch capped (CA 965) rebar; thence run North 00 degrees, 00 minutes, 45 seconds West and along the east boundary of the aforementioned deed and civil case for a distance of 167.03 feet to a  $\frac{1}{2}$  inch capped (CA 955) rebar on the south right-of-way margin of County Highway No. 22; thence run North 81 degrees, 20 minutes, 58 seconds East and along said south right-of-way for a distance of 154.68 feet to a point of curvature; thence run Northeasterly and along a curve to the right, having a delta angle of  $4^{\circ}31'47''$ , a radius of 4288.59 feet, a chord bearing of North 83 degrees, 28 minutes, 45 seconds East for a chord distance of 338.96 feet to a  $\frac{1}{2}$  inch capped (CA 965) rebar; thence leaving said right-of-way run South 01 degrees, 01 minutes, 24 seconds West for a distance of 274.23 feet to a  $\frac{1}{2}$  inch capped (CA 965) rebar; thence run South 86 degrees, 20 minutes, 13 seconds East for a distance of 149.60 feet to a point in a tree; thence run South 01 degrees, 32 minutes, 33 seconds West for a distance of 49.21 feet to a  $\frac{1}{2}$  inch rebar; thence run South 01 degrees, 30 minutes, 37

Poor Quality

seconds West for a distance of 149.76 feet to a  $\frac{1}{2}$  inch capped (CA 965) rebar; thence run South 87 degrees, 11 minutes, 38 seconds East for a distance of 101.99 feet to a  $\frac{1}{2}$  inch capped (CA 965) rebar; thence run South 01 degrees, 31 minutes, 18 seconds West for a distance of 295.38 feet to a  $\frac{1}{2}$  inch capped (#21784) rebar; thence run South 89 degrees, 30 minutes 40 seconds West for a distance of 240.00 feet to a  $\frac{1}{2}$  inch capped (CA 965) rebar; thence run South 07 degrees, 24 minutes 13 seconds East for a distance of 117.66 feet to a  $\frac{1}{2}$  inch capped (CA 965) rebar; thence run South 89 degrees, 30 minutes, 40 seconds West for a distance of 217.82 feet to a  $\frac{1}{2}$  inch capped (965-LS) rebar on the West boundary of Section 1, also being the East boundary of Section 2; thence run South 00 degrees, 01 minutes, 56 seconds East and along said Section line for a distance of 246.09 feet to the POINT OF BEGINNING.

This Affidavit is made for the purpose of duly acknowledging the scrivener's error in said Warranty Deeds filed in the Office of the Judge of Probate of Shelby, Alabama

Further Affiant saith not.



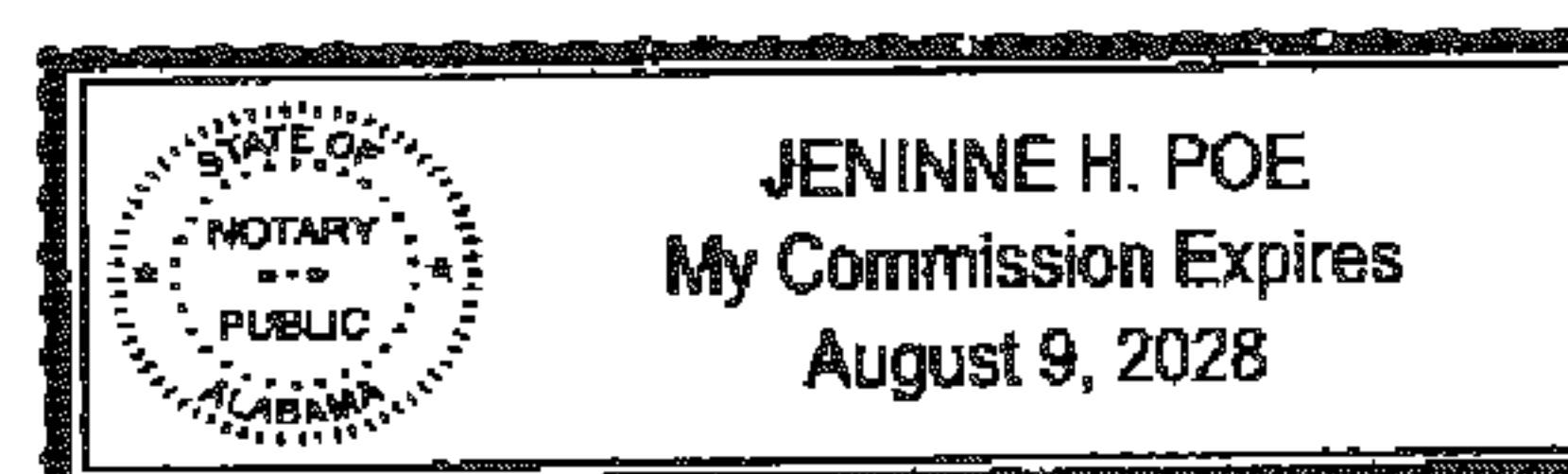
Jack R. Thompson, Jr.

Sworn to and subscribed before me this the 10 day of January, 2025



NOTARY PUBLIC (S E A L)

My Commission Expires 08-09-2028



Prepared by  
Jack R. Thompson, Jr., Esq  
416 Yorkshire Dr.  
Birmingham, AL 35209



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/02/2026 12:34:32 PM  
\$28.00 KELSEY  
20260102000001690

