

Please index as:

Grantors: Jason Thomas Parsons and Kim Parsons, husband and wife
Grantees: Brad Adair and Kelly Adair, husband and wife

THIS INSTRUMENT WAS PREPARED BY:
GREGORY D. HARRELSON, ESQ
111 OWENS PKWY #A
BIRMINGHAM, ALABAMA 35244

SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA)
SHELBY COUNTY)

BEFORE ME, the undersigned Notary Public in and for said County in said State, personally appeared before me GREGORY D. HARRELSON who is known to me and who, after being duly sworn, says as follows:

My name is GREGORY D. HARRELSON and I am a practicing attorney over the age of 21 years and I am familiar with the following facts:

On or about the 25th day of September, 2020, I prepared a certain Deed from Jason Thomas Parsons and Kim Parsons to Brad Adair and Kelly Adair on certain real property located in Shelby County, Alabama, which was secured by a certain deed recorded as Instrument No. 20200925000433640.

WHEREAS, a scrivener's error was made in the preparation of said document in that the following legal description was contained in the above referenced deed:

Parcel I

Commence at a half inch rebar in place being the Northeast corner of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 00 degrees 12 minutes 50 seconds West along the East boundary of said section for a distance of 3300.50 feet to the point of beginning. From this beginning point proceed North 79 degrees 19 minutes 59 seconds East for a distance of 326.09 feet; thence proceed South 62 degrees 02 minutes 26 seconds East for a distance of 515.62 feet; thence proceed South 56 degrees 08 minutes 48 seconds West for a distance of 1375.13 feet (set half inch rebar); thence proceed North 57 degrees 41 minutes 02 seconds West for a distance of 417.22 feet (set half inch rebar); thence proceed North 00 degrees 38 minutes 07 seconds West for a distance of 539.43 feet (set half inch rebar); thence proceed North 79 degrees 19 minutes 59 seconds East for a distance of 791.40 feet to the point of beginning.

The above described land is located in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 12, Township 19 South, Range 1 East and the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 7, Township 19 South, Range 2 East, Shelby County, Alabama.

Also, a 40 foot easement for ingress and egress connecting the above described tract of land to Shelby County Highway No. 55, said description of the 40 foot easement being along the center line of the aforementioned gravel and chert road and being more particularly described as follows:

Commence at the Northwest corner of Section 7, Township 19 South, Range 1 East, Shelby County, Alabama and proceed South 3 degrees 32 minutes 53 seconds West along the West boundary of Section 7 for 3040.41 feet; thence proceed South 87 degrees 40 minutes 20 seconds West, 1292.48 feet to a point in the center of an existing gravel and chert road, said point being the point of beginning of herein described 40 foot easement; thence from said point of beginning continue along the center of said easement the following courses: North 38 degrees 24 minutes 38 seconds West, 284.20 feet; North 71 degrees 18 minutes 28 seconds West, 473.59 feet; South 87 degrees 11 minutes 02 seconds West, 248.79 feet; South 51 degrees 52 minutes 37 seconds West, 188.06 feet; South 72 degrees 01 minutes 05 seconds West, 185.93 feet; South 86 degrees 21 minutes 57 seconds West, 287.03 feet; South 59 degrees 15 minutes 22 seconds West, 73.17 feet; South 10 degrees 44 minutes 14 seconds East, 202.24 feet; South 25 degrees 14 minutes 07 seconds West, 143.45 feet; South 55 degrees 14 minutes 45 seconds West, 148.56 feet; North 84 degrees 39 minutes 28 seconds West, 428.95 feet; North 66 degrees 50 minutes 23 seconds West, 314.49 feet; South 83 degrees 21 minutes 22 seconds West, 318.01 feet; South 34 degrees 12 minutes 40 seconds West, 169.53 feet; South 43 degrees 33 minutes 50 seconds West, 186.27 feet; South 20 degrees 01 minute 40 seconds West, 136.67 feet; North 81 degrees 47 minutes 00 seconds West, 64.16 feet; North 7 degrees 14 minutes 28 seconds East, 304.17 feet; North 4 degrees 36 minutes 44 seconds West, 191.11 feet; North 8 degrees 11 minutes 19 seconds East, 206.92 feet; North 8 degrees 58 minutes 53 seconds West, 195.50 feet; North 0 degrees 32 minutes 09 seconds West, 414.23 feet; North 25 degrees 27 minutes 50 seconds West, 111.40 feet; North 37 degrees 17 minutes 22 seconds West, 521.24 feet; North 21 degrees 47 minutes 52 seconds West, 653.52 feet; North 41 degrees 44 minutes 54 seconds West, 207.80 feet; North 27 degrees 31 minutes 42 seconds West, 152.04 feet; North 18 degrees 42 minutes 05 seconds West, 372.46 feet; North 47 degrees 36 minutes 27 seconds West, 248.06 feet; North 61 degrees 24 minutes 37 seconds West, 321.39 feet; North 71 degrees 49 minutes 39 seconds West, 475.69 feet; North 81 degrees 50 minutes 54 seconds West, 246.01 feet; South 51 degrees 40 minutes 09 seconds West, 231.93 feet; South 34 degrees 11 minutes 48 seconds West, 579.85 feet; South 18 degrees 45 minutes 40 seconds West, 334.11 feet; South 32 degrees 33 minutes 21 seconds West, 306.38 feet; South 55 degrees 00 minutes 03 seconds West, 220.50 feet; North 69 degrees 02 minutes 50 seconds West, 182.67 feet to the Point of Termination of herein described 40 foot easement.

And

A 40 foot ingress and egress easement being 20 feet in equal width on each side of the following described line: Commence at a half inch rebar in place being the Northeast corner of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 00 degrees 12 minutes 50 seconds West along the East boundary of said section for a distance of 3300.50 feet; thence proceed North 79 degrees 19 minutes 59 seconds East for a distance of 21.53 feet; thence proceed North 42 degrees 19 minutes 59 seconds West for a distance of 201.67 feet to the centerline of a 15 foot asphalt roadway to the point of beginning of said 40 foot easement. From this beginning point proceed South 53 degrees 53 minutes 39 seconds West along the centerline of said easement for a distance of 76.94 feet; thence proceed South 58 degrees 19 minutes 30 seconds West along the centerline of said easement for a distance of 64.87 feet; thence proceed South 69 degrees 06 minutes 38 seconds West along the centerline of said easement for a distance of 73.54 feet; thence proceed South 75 degrees 45 minutes 52 seconds West along the centerline of said easement for a distance of 217.28 feet; thence proceed South 80 degrees 12 minutes 16 seconds West along the centerline of said easement for a distance of 329.10 feet; thence proceed South 88 degrees 10 minutes 27 seconds West along the centerline of said

easement for a distance of 168.41 feet; thence proceed North 84 degrees 04 minutes 41 seconds West along the centerline of said easement for a distance of 88.36 feet; thence proceed North 62 degrees 44 minutes 00 seconds West along the centerline of said easement for a distance of 90.77 feet; thence proceed North 46 degrees 52 minutes 00 seconds West along the centerline of said easement for a distance of 78.06 feet; thence proceed North 31 degrees 55 minutes 15 seconds West along the centerline of said easement for a distance of 105.40 feet to the point of termination of said easement.

Parcel II

A 35 foot wide strip of property being 17.5 feet in equal width on each side of the following described line:

Commence at a half inch rebar in place being the Northeast corner of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 00 degrees 12 minutes 50 seconds West along the East boundary of said section for a distance of 3300.50 feet; thence proceed North 79 degrees 19 minutes 59 seconds East for a distance of 21.53 feet to the point of beginning. From this beginning point proceed North 42 degrees 19 minutes 59 seconds West for a distance of 208.85 feet to the centerline of a 15 foot asphalt roadway and the termination of said line. Being situated in Shelby County, Alabama.

The correct legal description should read as follows:

Parcel I

Commence at a half inch rebar in place being the Northeast corner of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 00 degrees 12 minutes 50 seconds West along the East boundary of said section for a distance of **3294.13** feet to the point of beginning. From this beginning point proceed North 79 degrees 19 minutes 59 seconds East for a distance of **319.40** feet; thence proceed South 62 degrees 02 minutes 26 seconds East for a distance of 515.62 feet; thence proceed South 56 degrees 08 minutes 48 seconds West for a distance of 1375.13 feet (set half inch rebar); thence proceed North 57 degrees 41 minutes 02 seconds West for a distance of **471.22** feet (set half inch rebar); thence proceed North 00 degrees 38 minutes 07 seconds West for a distance of **550.44** feet (set half inch rebar); thence proceed North 79 degrees 19 minutes 59 seconds East for a distance of **790.67** feet to the point of beginning.

The above described land is located in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 12, Township 19 South, Range 1 East and the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 7, Township 19 South, Range 2 East, Shelby County, Alabama.

Also, a 40 foot easement for ingress and egress connecting the above described tract of land to Shelby County Highway No. 55, said description of the 40 foot easement being along the center line of the aforementioned gravel and chert road and being more particularly described as follows:

Commence at the Northwest corner of Section 7, Township 19 South, **Range 2 East**, Shelby County, Alabama and proceed South 3 degrees 32 minutes 53 seconds West along the West boundary of Section 7 for 3040.41 feet; thence proceed South 87 degrees 40 minutes 20 seconds West, 1292.48 feet to a point in the center of an existing gravel and chert road, said point being the point of beginning of herein described 40 foot easement; thence from said point of beginning continue along the center of said easement the following courses: North 38 degrees 24 minutes

38 seconds West, 284.20 feet; North 71 degrees 18 minutes 28 seconds West, 473.59 feet; South 87 degrees 11 minutes 02 seconds West, 248.79 feet; South 51 degrees 52 minutes 37 seconds West, 188.06 feet; South 72 degrees 01 minutes 05 seconds West, 185.93 feet; South 86 degrees 21 minutes 57 seconds West, 287.03 feet; South 59 degrees 15 minutes 22 seconds West, 73.17 feet; South 10 degrees 44 minutes 14 seconds East, 202.24 feet; South 25 degrees 14 minutes 07 seconds West, 143.45 feet; South 55 degrees 14 minutes 45 seconds West, 148.56 feet; North 84 degrees 39 minutes 28 seconds West, 428.95 feet; North 66 degrees 50 minutes 23 seconds West, 314.49 feet; South 83 degrees 21 minutes 22 seconds West, 318.01 feet; South 34 degrees 12 minutes 40 seconds West, 169.53 feet; South 43 degrees 33 minutes 50 seconds West, 186.27 feet; South 20 degrees 01 minute 40 seconds West, 136.67 feet; North 81 degrees 47 minutes 00 seconds West, 64.16 feet; North 7 degrees 14 minutes 28 seconds East, 304.17 feet; North 4 degrees 36 minutes 44 seconds West, 191.11 feet; North 8 degrees 11 minutes 19 seconds East, 206.92 feet; North 8 degrees 58 minutes 53 seconds West, 195.50 feet; North 0 degrees 32 minutes 09 seconds West, 414.23 feet; North 25 degrees 27 minutes 50 seconds West, 111.40 feet; North 37 degrees 17 minutes 22 seconds West, 521.24 feet; North 21 degrees 47 minutes 52 seconds West, 653.52 feet; North 41 degrees 44 minutes 54 seconds West, 207.80 feet; North 27 degrees 31 minutes 42 seconds West, 152.04 feet; North 18 degrees 42 minutes 05 seconds West, 372.46 feet; North 47 degrees 36 minutes 27 seconds West, 248.06 feet; North 61 degrees 24 minutes 37 seconds West, 321.39 feet; North 71 degrees 49 minutes 39 seconds West, 475.69 feet; North 81 degrees 50 minutes 54 seconds West, 246.01 feet; South 51 degrees 40 minutes 09 seconds West, 231.93 feet; South 34 degrees 11 minutes 48 seconds West, 579.85 feet; South 18 degrees 45 minutes 40 seconds West, 334.11 feet; South 32 degrees 33 minutes 21 seconds West, 306.38 feet; South 55 degrees 00 minutes 03 seconds West, 220.50 feet; North 69 degrees 02 minutes 50 seconds West, 182.67 feet to the Point of Termination of herein described 40 foot easement.

And

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Parcel II

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The purpose of this Affidavit is to correct the error contained within the legal description of the Deed and to further state that the correct legal description attached hereto, Parcel 1 is revised to match that certain "Revised" Survey dated July 10, 2008. Copy attached hereto.

Further the affiant saith not.

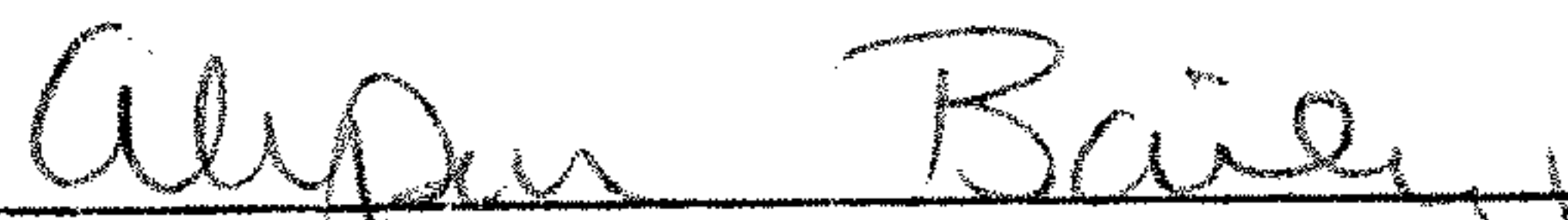


GREGORY D. HARRELSON

STATE OF ALABAMA

COUNTY OF Shelby

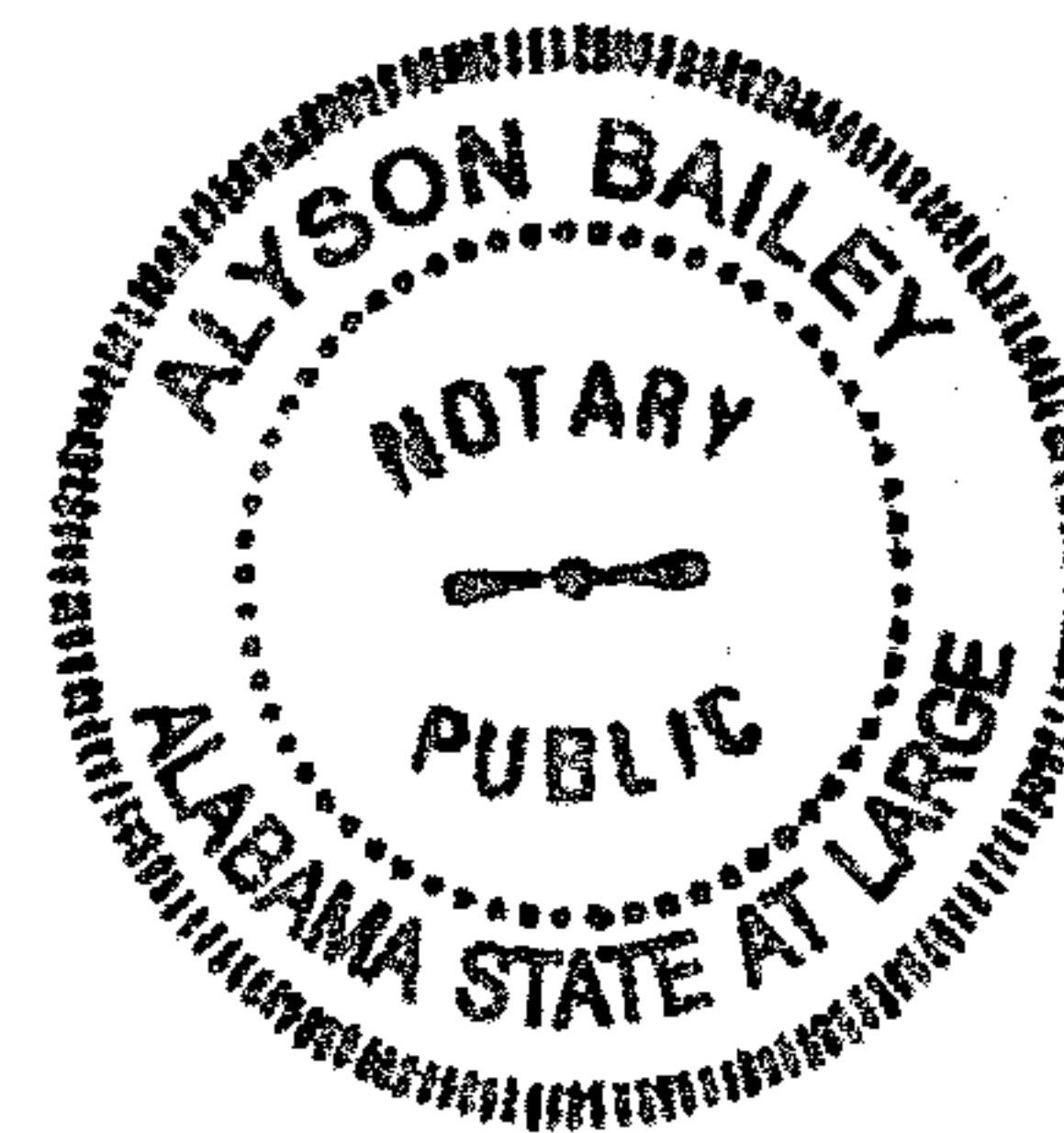
SWORN TO and SUBSCRIBED before me on this 7th day of January, 2026.



NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES DECEMBER 27, 2027



01/07/2026 03:19:06 PM
\$39.00 BRITTANI
20260107000005820

Allie S. Bayl



According to my survey this the 27TH day of March, 2008.

James M. Roy, Ala. Reg. No. 18383
Roy and Glitland, P. C. Ala. Board Cert. No. CA-0114--LS