

Property Address: 5556 Highway 10, Montevallo, AL 35115.

### SCRIVENER'S AFFIDAVIT

STATE OF ALABAMA  
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Robert McNearney** who, after being duly sworn, deposes and says as follows:

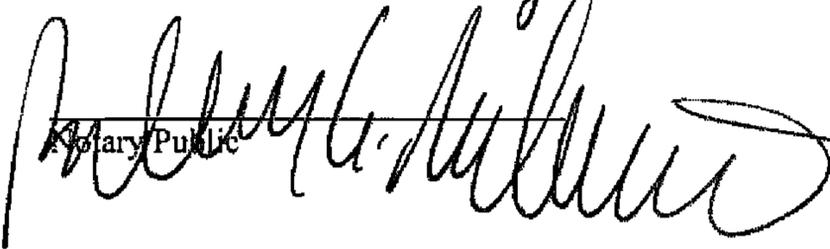
1. My name is **Robert McNearney**. My address is **2870 Old Rocky Ridge Road, Suite 160, Birmingham, AL 35243**.
2. On September 5, 2025, I prepared that certain Deed from Tyler Lee Bush, a single person (Grantor) to Yareli Tejada and Jesus Humberto Tejada Sermeno (Grantee), recorded in **Book Page / Instrument Number: 20250916000279700** in the office of the Judge of Probate of Shelby County, Alabama. I also prepared a Mortgage from Yareli Tejada and Jesus Humberto Tejada Sermeno, wife and husband to LeaderOne Financial Corporation dated September 5, 2025 and recorded in Inst. 20250916000279710 in the office of the Judge of Probate of Shelby County, Alabama.
3. The purpose of this Scriveners Affidavit is to: correct the legal description in Parcel 2 – see the attached corrected legal description.

Executed this 12<sup>th</sup> day of January, 2026

  
Robert McNearney

STATE OF ALABAMA  
COUNTY OF JEFFERSON

Sworn to and subscribed before me on the 12<sup>th</sup> day of January, 2026, by Robert McNearney.

  
Notary Public



This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

**EXHIBIT A**

Property 1:

Parcel 1:

That part of the SW1/4 of the NE1/4 of Section 2, Township 22, Range 4 West. Beginning at a concrete post on the north right of way of the Montevallo and Boothton highway and run Northerly 225 feet to the old Columbiana and Tuscaloosa Road, thence Southwesterly 150 feet, thence Southerly 125 feet to the north right of way of the Montevallo and Boothton highway, thence Easterly along the north line of said Montevallo and Boothton Highway 150 feet, which is the point of beginning.

Parcel 2:

That part of the SW 1/4 of the NE 1/4 of Section 2, Township 22, Range 4 West, beginning at a concrete post on the North right of way of the Montevallo and Boothton Highway and running Northerly 225 feet to the Old Columbiana and Tuscaloosa Road thence Southwesterly for a distance of 156 feet, thence go Southerly 43 feet to the North right of way of the Montevallo and Boothton Highway 158 feet, thence go North 125 feet to the Point of Beginning.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**01/13/2026 02:01:23 PM**  
**\$28.00 JOANN**  
**20260113000011970**

*Allie S. Bayl*