

STATE OF ALABAMA)
COUNTY OF SHELBY)

AFFIDAVIT OF SCRIVENER

COMES NOW Mike T. Atchison, (the "Scrivener"), and after first having been duly sworn, said Scrivener does hereby depose and say, as follows:

1. Scrivener has personal knowledge of the facts stated herein, is over the age of nineteen (19) years, and is competent to execute this Affidavit.

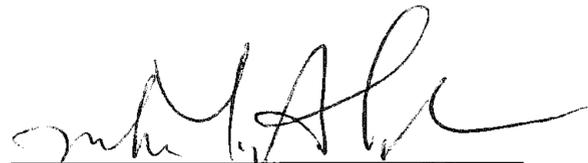
2. The above referenced Scrivener previously prepared a Warranty Deed from Tammy Lucas Seals, Amanda Lucas Dover, and Sandra J. Alston (hereafter "Grantors") to Ruben Luna Feliciano and Teresa Hortensia Quintana (hereafter "Grantee"), same of which was executed by the above referenced Grantor on June 28th, 2024. Said Deed was recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument No. 20240701000195470.

3. The Scrivener inadvertently omitted the following statements from the referenced deed, as follows:

*Tammy Lucas Seals is one and the same as Tammy Lucas Seale.

*The property conveyed is not the homestead of any married Grantor nor that of her respective spouse, as applicable, neither is it contiguous thereto.

4. Consequently, this Affidavit is made and executed for the purpose of correcting the above referenced defect in said Deed hereinabove designated.


Mike T. Atchison, Scrivener

STATE OF ALABAMA)
COUNTY OF shelby)

Sworn to and subscribed before me this 23rd day of January, 2026.


Notary Public
My Commission Expires: 8/19/28



Instrument Prepared By:
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
205.624.2121



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2026 09:33:48 AM
\$26.00 PAYGE
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