

THIS INSTRUMENT PREPARED BY:  
Stan McDonald  
Jacob Title, LLC  
2101 W. Clinton Ave  
Suite 301  
Huntsville, AL 35805  
File: Q-25-582



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/06/2026 02:48:04 PM  
\$22.00 PAYGE  
20260206000035400

*Allie S. Bayl*

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**SCRIVENER'S AFFIDAVIT**

Before me, the undersigned, a Notary Public for the State of Alabama, At Large, this day personally appeared Stan McDonald who is known to me, and having been duly sworn, states as follows:

"I am a practicing attorney in Alabama. On December 5, 2025, my office, under my direction, prepared a Warranty Deed from Sebastian Ruben Riback, a married man to Martha Doreen Orton, a married woman, recorded in Instrument #2025121100379350, in the Office of the Judge of Probate for Shelby County, Alabama.

The legal description on said deed inadvertently listed the subdivision in the legal description of the property incorrectly.

The deed recorded has the legal description as:

*Lot 76, according to the Final Plat of Townside Square, Sector One, as recorded in Map Book 28, Page 120, in the Probate Office of Shelby County, Alabama.*

The correct legal description is:

*Lot 76, according to the Final Plat of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.*

This affidavit is made to correct the error of the Map Book in the legal description of the deed, and resolving any ambiguity contained in the above-referenced document. It was the intention of this office and the parties that signed the deed to correctly reference the correct legal description of the deed. This correction shall not affect the validity of said deed and release.

Further the Affiant sayeth naught.

*Stan McDonald*  
Stan McDonald

STATE OF ALABAMA  
COUNTY OF MADISON

Subscribed and sworn to before me this 6 day of February, 2026.

*Scott E. Wood*  
Notary Public  
My Commission Expires: 8/31/2027

