



20260302000058150 1/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
03/02/2026 11:23:54 AM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SCRIVENERS AFFIDAVIT**

Before me, the undersigned authority, who, being first duly sworn, deposes and states as follows:

I, **Benjamin Robbins**, served as the settlement agent for the real estate closing between Hunter A. Byrd and Brandon W. Kohl and wife, Jennifer Kohl. A Warranty Deed and prior Scriveners Affidavit were recorded in the Office of the Judge of Probate of Shelby County, Alabama, pertaining to the conveyance of certain real property located in Shelby County, Alabama.

The Warranty Deed was recorded in the Probate Office of Shelby County, Alabama, at Instrument No.: 20260224000051970.

Additionally, the prior Scriveners Affidavit was recorded in the Probate Office of Shelby County, Alabama, at Instrument No.: 20260224000051960.

Due to a clerical error, the legal description contained in the deed and the prior scrivener's affidavit is incorrect. The error occurred as a result of a drafting mistake.


The correct legal description of the property is as follows:


**Lot 1, according to the Survey of Rolling Meadow Estates, as recorded in Map Book 26, Page 93, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.**

This affidavit is made solely to correct the legal description contained in the previously recorded deed and scrivener's affidavit. No other terms, conditions, parties, or interests conveyed by the deed are changed or affected by this correction. The intent of the parties to the original conveyance remains unchanged.

This affidavit is intended to be recorded in the Office of the Judge of Probate of Shelby County, Alabama, and shall relate back to and correct the deed and scrivener's affidavit referenced above.

DONE on this the 2<sup>nd</sup> day of March, 2026.

  
Benjamin Robbins

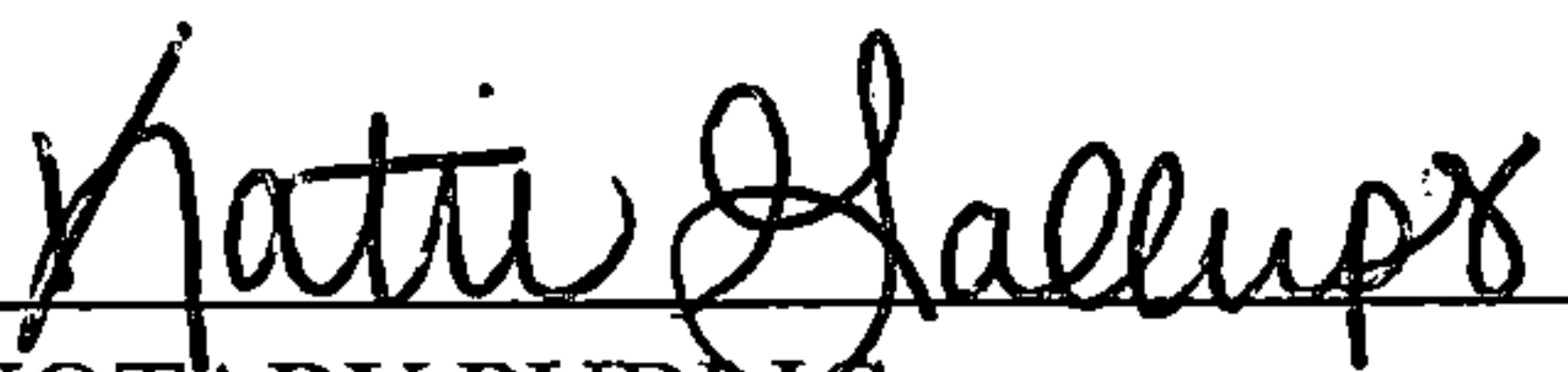
  
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STATE OF ALABAMA )  
COUNTY TALLADEGA )

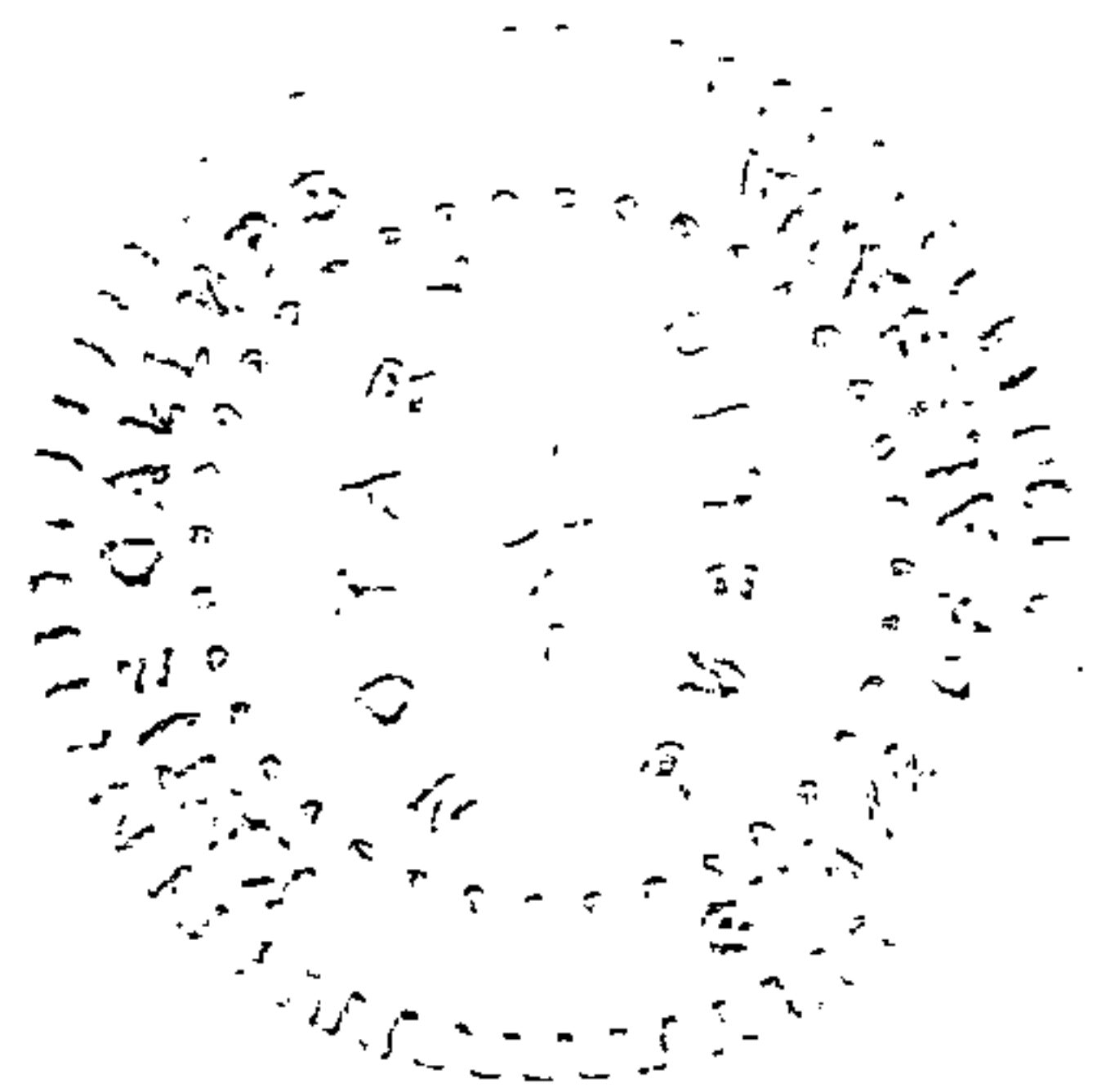
GENERAL ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Benjamin Robbins, who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of March, 2026.

  
NOTARY PUBLIC  
Expires on: 10/28/28

KATIE GALLUPS  
NOTARY PUBLIC  
STATE OF ALABAMA



Prepared by:  
Benjamin Robbins  
Attorney at Law  
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Sylacauga, AL 35150