

20200713000289210  
07/13/2020 01:42:28 PM  
DEEDS 1/4

THIS INSTRUMENT PREPARED BY:  
Alan C. Keith  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**McLean Acres, LLC**  
1100 Highland Village Trail  
Birmingham, AL 35242

STATE OF ALABAMA )

**STATUTORY WARRANTY DEED**

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED ELEVEN THOUSAND AND 00/100 and NO/100 (\$311,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Bryan M. Hassler, a married man, the Estate of Walter Carroll Gardner, Jr. Deceased, Probate Case No. 19BHM 00332, Jefferson County Alabama, the Estate of Patricia Reed Gardner, Deceased, Probate Case No. 19BHM 01700, Jefferson County, Alabama, Richard C. Gardner, a married man, Michael R. Gardner, a married man, James R. Gardner, a married man, and David B. Gardner, a single man** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS does hereby give, grant, bargain, sell and convey unto the GRANTEE, **McLean Acres, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in **Shelby County, State of Alabama**, to-wit:

**The Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 32, Township 18, Range 1 East, situated in Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Patricia Reed Gardner was the Devisee of the Estate of Walter Carroll Gardner, Jr., Deceased, Probate Case No. 19BHM00332, Jefferson County, Alabama. Walter Carroll Gardner Jr., deceased, is one and the same as Carroll Gardner, Jr., the grantee of that certain deed recorded in Real Book 332, page 314 as recorded in Shelby County, Alabama, as to a ½ interest in said land.

This property is not the homestead of any of the married grantors, nor of their spouses.

MINERAL AND MINING RIGHTS EXCEPTED.

Property Address: **Mystic Valley View, Vandiver, AL 35147**

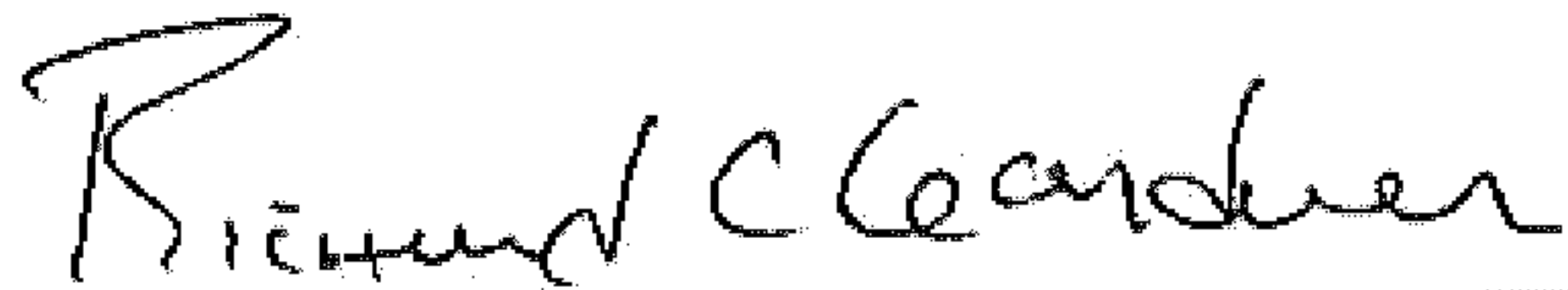
**\$248,000.00** of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

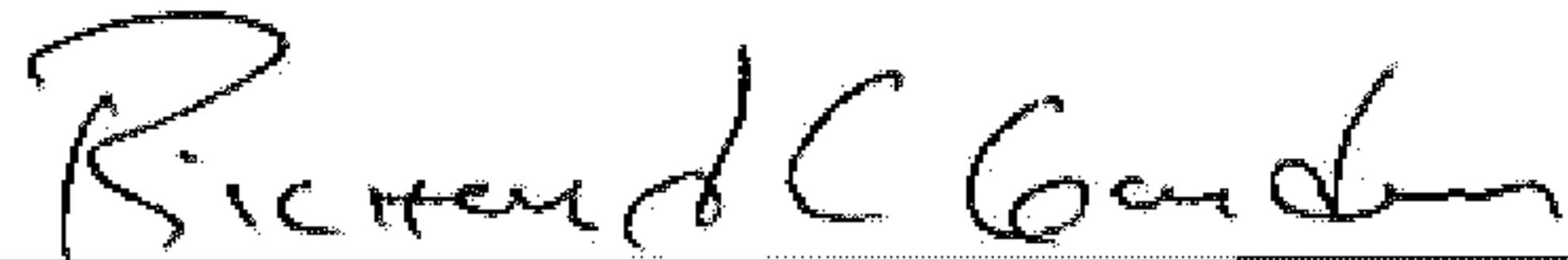
IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **10th day of July, 2020.**

**The Estate of Walter Carroll Gardner, Jr.  
Deceased, Probate Case No. 19BHM00332**

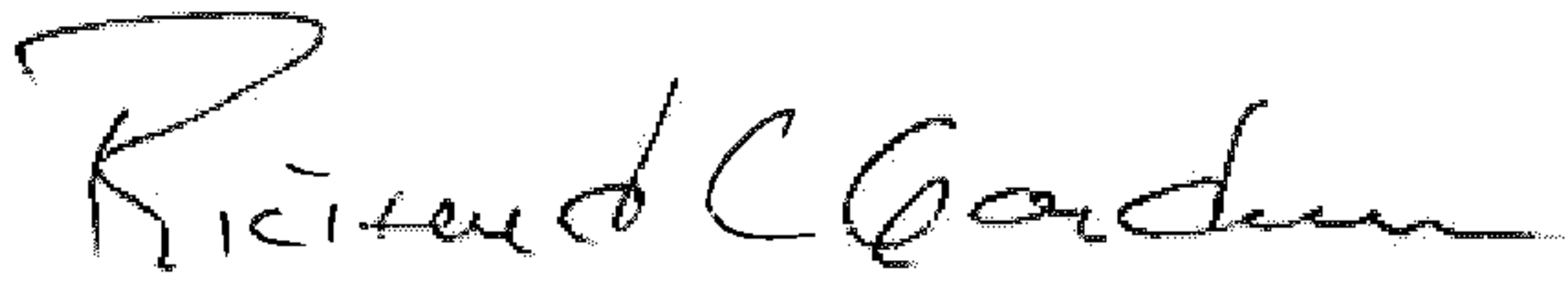
**The Estate of Patricia Reed Gardner,  
Deceased, Probate Case No. 19BHM01700**



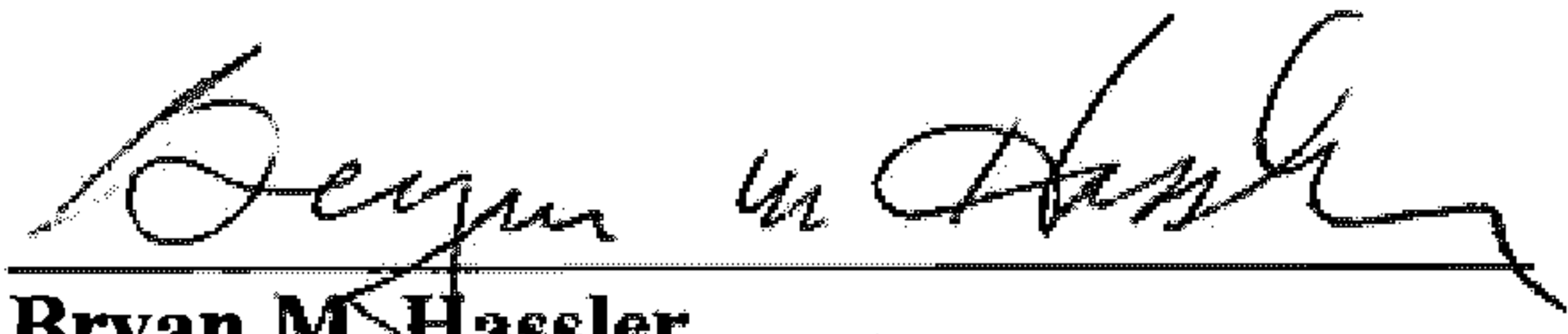
**Richard C. Gardner, Successor Personal Representative**



**Richard C. Gardner, Personal Representative**



**Richard C. Gardner**



**Bryan M. Hassler**



**Michael R. Gardner**



**James R. Gardner**



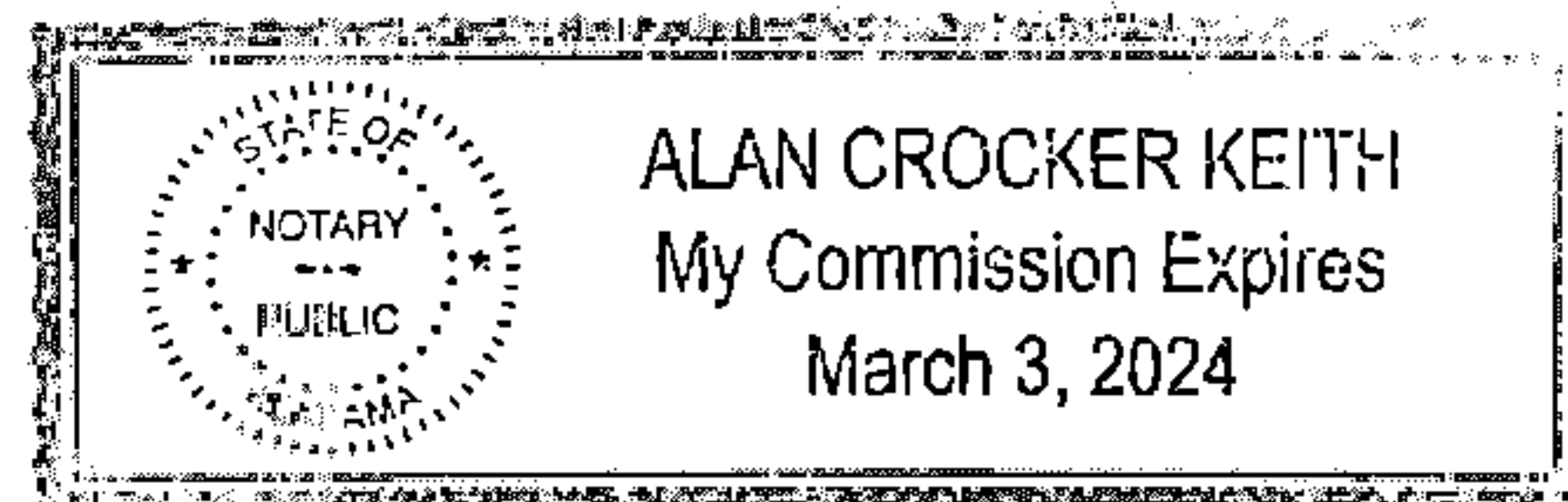
**David B. Gardner**

STATE OF ALABAMA :)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Bryan M. Hassler, Richard C. Gardner, Michael R. Gardner, James R. Gardner, and David B. Gardner**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they as such and with full authority, signed their name voluntarily on the day the same bears date.  
IN WITNESS WHEREOF, I have hereunto set my hand and seal this **10th day of July, 2020.**

  
NOTARY PUBLIC

My Commission Expires: **3/03/2024**

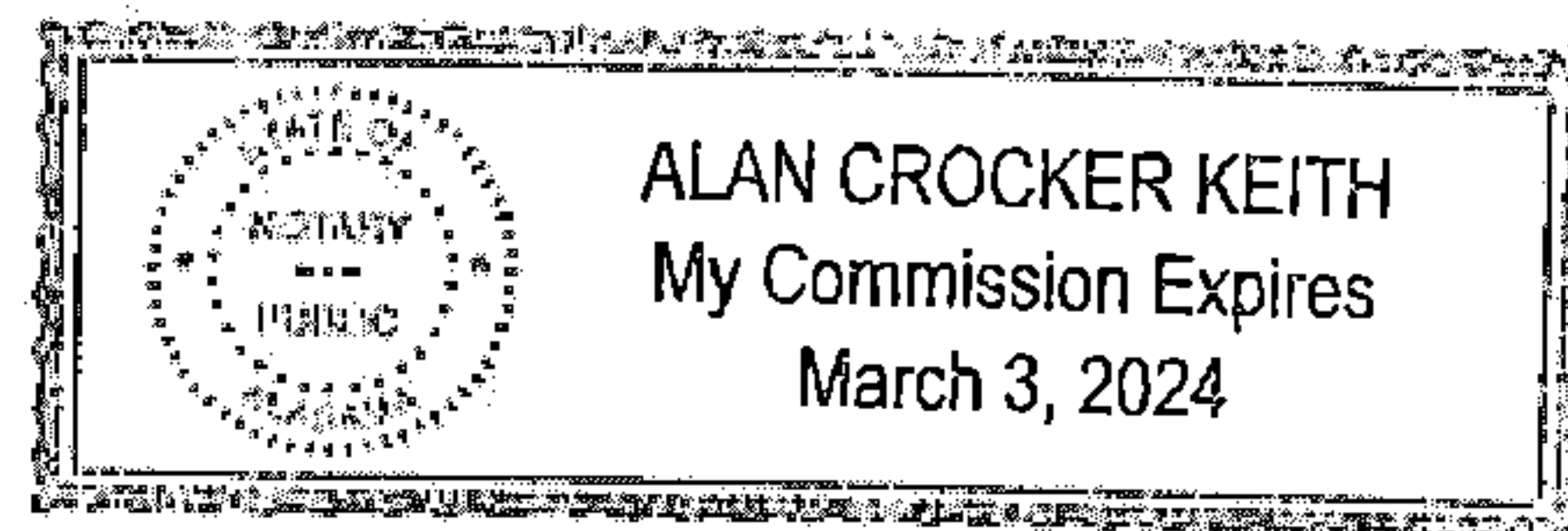


STATE OF ALABAMA : )  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Richard C. Gardner**, whose name as **Successor Personal Representative of the Estate of Walter Carroll Gardner, Deceased, Probate Case no. 19BHM00332, Jefferson County, Alabama**, and **Richard C. Gardner**, whose name as **Personal Representative of the Estate of Patricia Reed Gardner, Deceased, Probate Case No. 19BHM01700, Jefferson County, Alabama**, is are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed their name voluntarily on the day the same bears date. IN WITNESS WHEREOF, I have hereunto set my hand and seal this **10th day of July, 2020**.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: **3/03/2024**





**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name See deed  
 Mailing Address 717 South Wellington Road  
Birmingham, AL 35209

Grantee's Name McLen Acres, LLC  
 Mailing Address 1100 Highland Village Trail  
Birmingham, AL 35242

Property Address Mystic Valley View  
Vandiver, AL 35147

Date of Sale 7-10-2020  
 Total Purchase Price \$ 311,000.00

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7-10-2020

Print Alan Keith

Unattested  
 (verified by)

Sign Alan Keith  
 (Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/13/2020 01:42:28 PM  
 \$100.00 MIST  
 20200713000289210

*Alan S. Bayl*