

20201208000561450  
12/08/2020 02:40:39 PM  
CORDEED 1/3

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 )

**CORRECTIVE STATUTORY WARRANTY DEED**

COUNTY OF JEFFERSON )

The purpose of this deed is to correct that certain deed previously filed at Inst. 20200713000289210 as to the Section number, and also to clarify the person of authority with regard to the grantor estates.

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, Richard C. Gardner, Successor Personal Representative of the Estate of Walter Carroll Gardner, Jr. Deceased, Probate Case No. 19BHM 00332, Jefferson County Alabama, and Richard C. Gardner, as Personal Representative of 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 22, 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 7 day of

*December* ~~November~~, 2020.

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

*Richard C. Gardner*

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

*Richard C. Gardner*

**Richard C. Gardner**

*Michael R. Gardner*

**Michael R. Gardner**

*David B. Gardner*

**David B. Gardner**

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

*Richard C. Gardner*

**Richard C. Gardner, Personal Representative**

*Bryan M. Hassler*

**Bryan M. Hassler**

*James R. Gardner*

**James R. Gardner**

STATE OF ALABAMA :)  
COUNTY OF JEFFERSON)

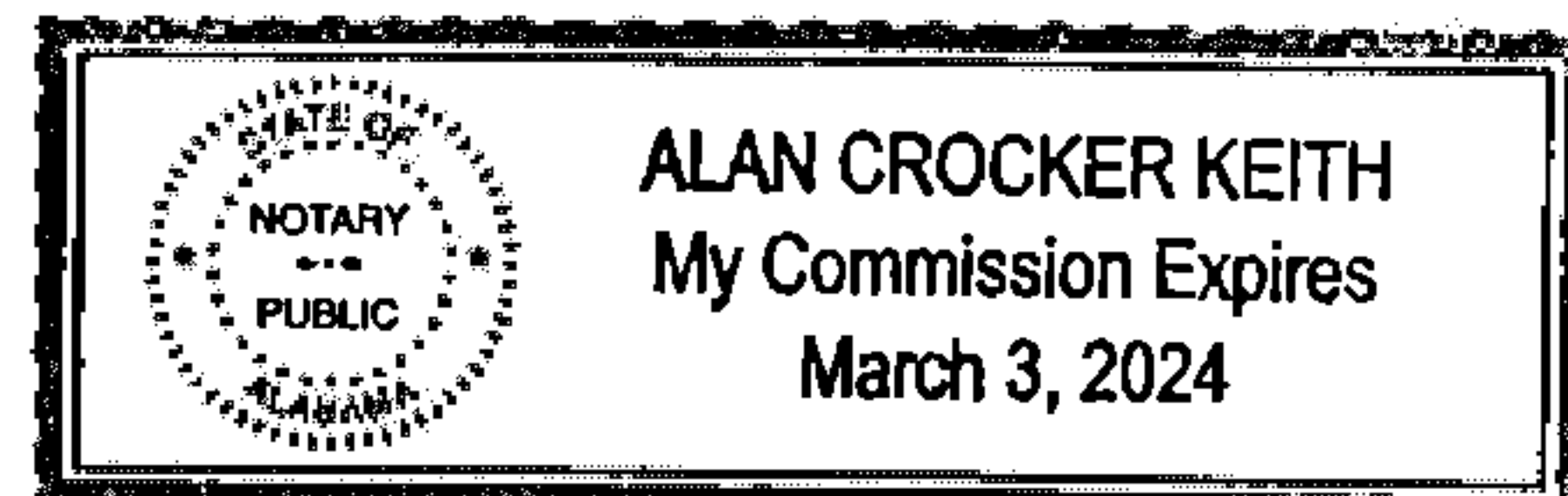
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Bryan M. Hassler, Richard C. Gardner, Michael R. Gardner, James R. Gardner, and David B. Gardner**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day 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 7 day of ~~November~~, 2020.

*December*

*[Signature]*  
NOTARY PUBLIC

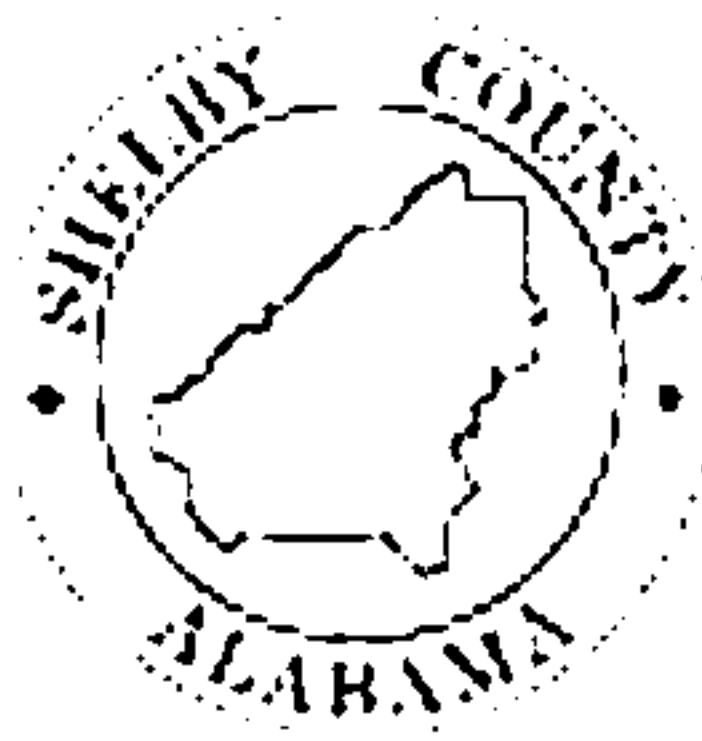
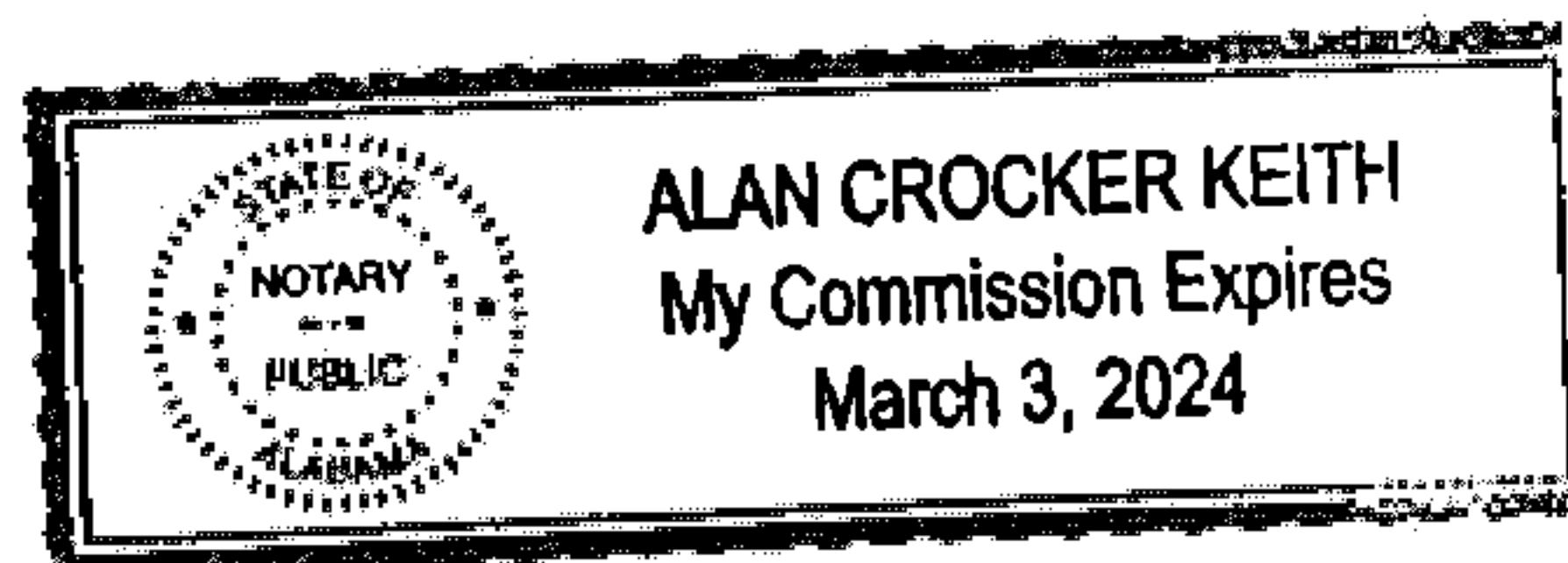
My Commission Expires: **3/03/2024**



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 2 day of November, 2020.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: **3/03/2024**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/08/2020 02:40:39 PM  
\$35.00 CHERRY  
20201208000561450

*Allen S. Byrd*