

This instrument prepared by
James F. Burford, III
1318 Alford Avenue, Suite 101
Birmingham, Al. 35226
Title not examined by preparer
STATE OF ALABAMA)
SHELBY COUNTY)

20220301000087440
03/01/2022 03:14:43 PM
CORDEED 1/2

CORRECTIVE DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Mickey J. Hardy, Sr, and wife Frances Hardy and Mickey J. Hardy Jr. unmarried (herein collectively Hardy), the addresses of all being P.O. Box 801 Pelham, Alabama do state as follows:

Hardy acquired the Property as hereinafter described on June 13, 2017 in instrument number 20170620000218030 Office of the Judge of Probate, Shelby County, Alabama (the Original Deed). The Original Deed does not fully clarify the aspects of joint tenancy that Hardy desires, accordingly, Hardy does hereby make this CORRECTIVE deed in order to correct such status.

For good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Hardy does hereby grant, bargain, sell and convey to Hardy for and during their joint lives and upon the death of any of them then to the survivors of them in fee simple for and during their joint lives and upon the death of either of the survivors to the survivor in fee simple, together with every contingent remainder and right of reversion the following described Property located in Shelby County, Alabama with an address of 201 Applegate Trace, Pelham, Al. 35124 and a value of \$121,570.00 as determined by the Tax Department of Shelby county, Alabama, to wit;

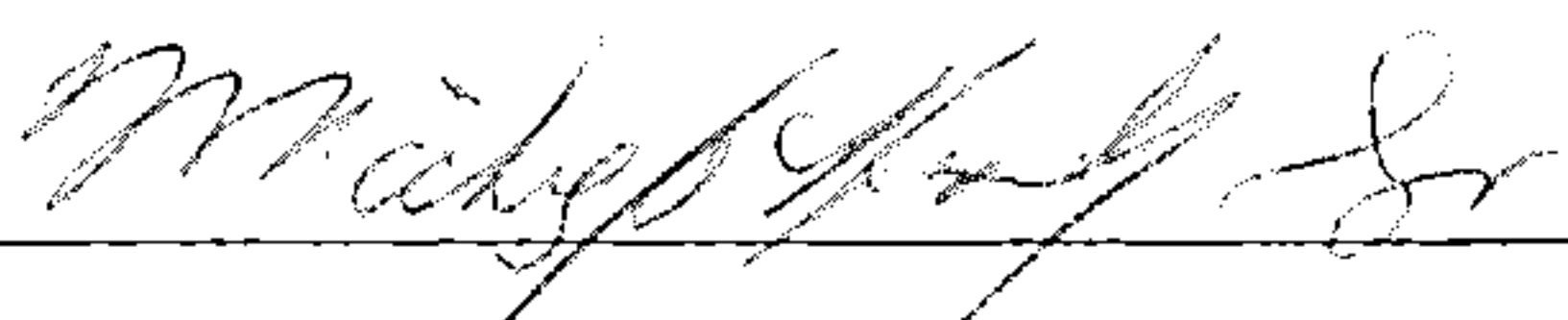
Lots 24 and 25, according to the survey of Clayton's addition to Oak Mountain Business Park, Lots 24 and 25 as recorded in Map Book 36, Page 66 in the Probate Office of Shelby County, Alabama.

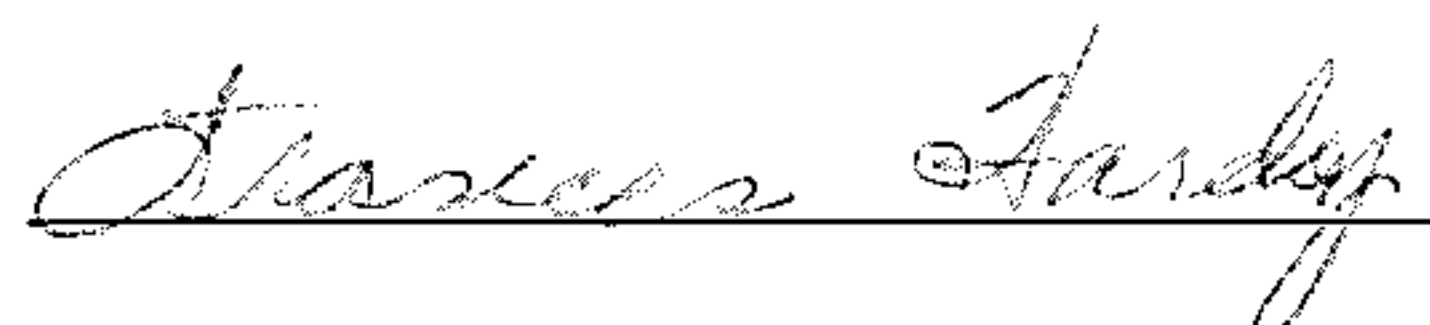
SUBJECT TO: (1) taxes due in the year 2022 and thereafter, (2) easements, restrictions and rights of way of record, (3) mineral and mining rights not owned by grantors and (4) any mortgage encumbering the Property.

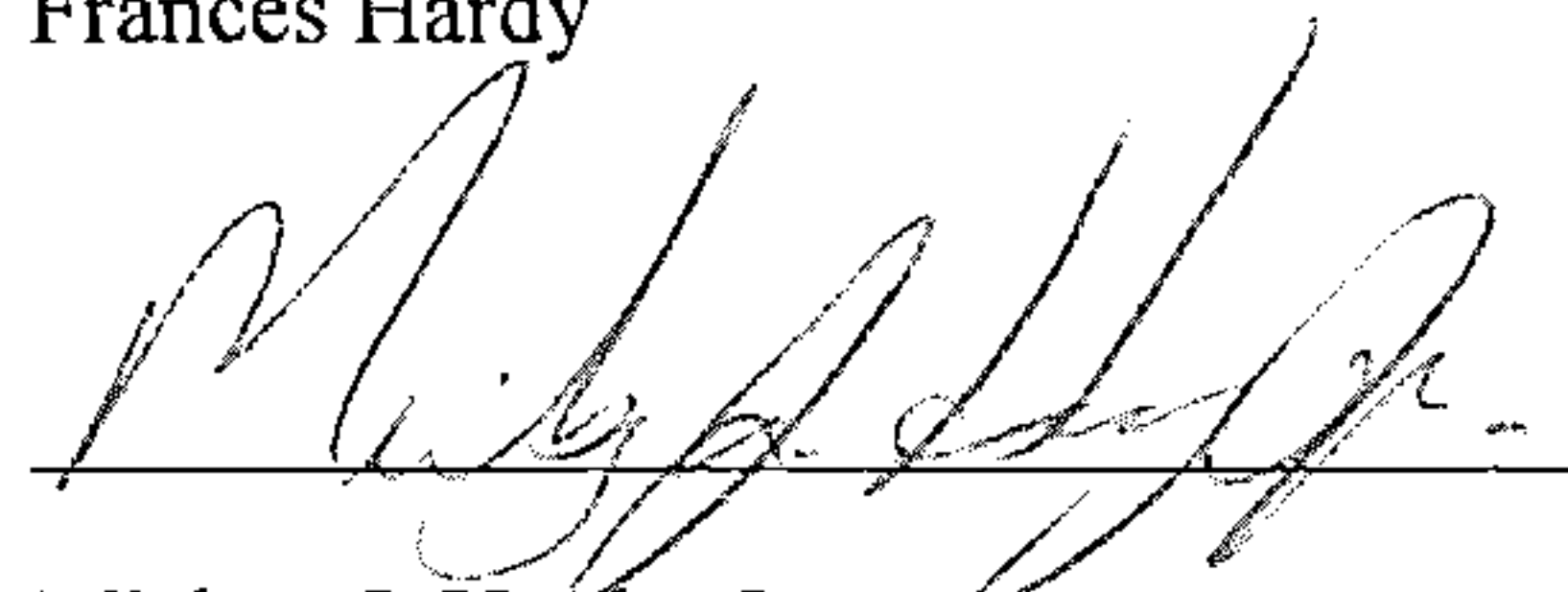
TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person

Done this 24 day of February, 2022.


Mickey J. Hardy, Sr.


Frances Hardy


Mickey J. Hardy, Jr.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mickey Joe Hardy, Sr. whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand this 24th day of February, 2022.

Megan Brazzale
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES AUGUST 3, 2025

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances Hardy whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand this 24th day of February, 2022.

Megan Brazzale
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES AUGUST 3, 2025

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

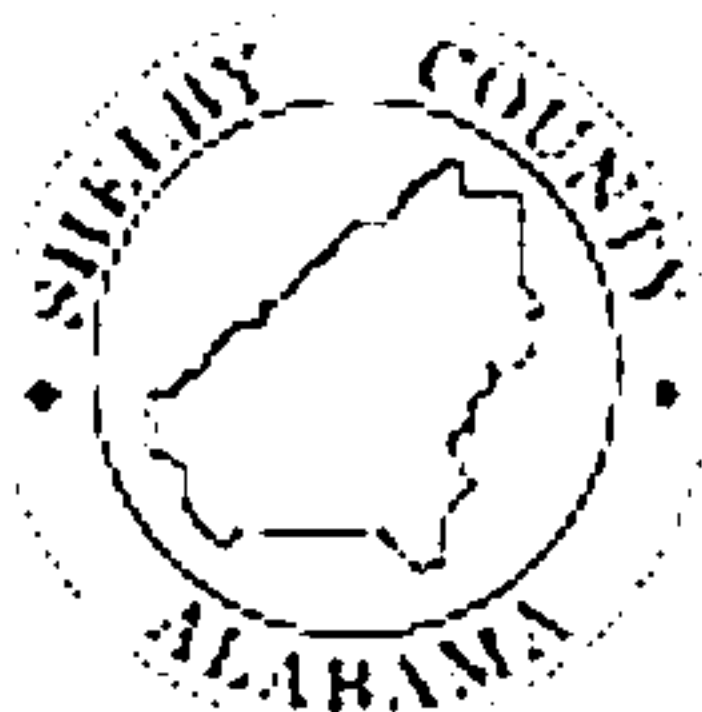
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mickey Joe Hardy, Jr. whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand this 24th day of February, 2022.

Megan Brazzale
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES AUGUST 3, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2022 03:14:43 PM
\$28.00 JOANN
20220301000087440

Allen S. Bayl