

**THIS INSTRUMENT PREPARED BY:**

Shannon R Crull, PC  
3009 Firefighter Lane  
Birmingham, Alabama 35209

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**DEED OF CORRECTION**

THIS IS A DEED OF CORRECTION executed as of the date indicated in the Notary Acknowledgment herein, by Faith Madison Gardner, a single woman, (hereinafter referred to as "Grantor"), to Joyce Brasher Gardner (hereinafter referred to as "Grantee").

**RECITALS:**

A. By Quitclaim Deed dated April 17, 2025 and recorded on April 18, 2025 as Instrument No. 20250418000116540 in the Probate Records of Jefferson County, Alabama, (hereinafter the "Original Deed"), Grantor conveyed to Grantee that certain real estate situated in Shelby County, Alabama, as more particularly described therein.

B. Grantor acknowledges that the Original Deed used an incorrect legal description for a particular parcel described below in that it missed a couple of calls that should have been described per prior deeds.

C. Grantor acknowledges that the Original Deed contained a flawed Legal Description and as such, Grantor hereby executes this Corrective Deed to remedy the said Legal Description.

NOW, THEREFORE, in consideration of the recitals set forth above, the sum of Ten and 00/100 Dollars (\$10.00) paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor hereby remises, releases, quitclaims, grants, sells, bargains and conveys unto Grantee, the following described real estate situated in Shelby County, Alabama as more particularly as:

Commence at the SW corner of the NW ¼ of the NE ¼ Section 20, Township 20 S, Range 2 W; thence N 89 deg. 43 min. 34 sec. E and run 472.48 feet; then N 26 deg. 03 min. 20 sec. E and run 161.71 feet to the POINT OF BEGINNING; thence continue along last described course 210.0 feet; thence N 61 deg. 40 min. W and run 208.71 feet; thence S 26 deg. 03 min. 20 sec. W and run 210.0 feet; thence S 61 deg. 40 min. E and run 208.71 feet to the POINT OF BEGINNING.

Also an easement for ingress, egress and utilities being described as follows:

Commence at the SW corner of the NW ¼ of the NE ¼ Section 20, Township 20 S, Range 2 W; thence northerly along west line of said ¼ ¼ section run 538.7 feet to the SE ROW of County Road 11; thence N 51 deg. 25 min. 14 sec. E and run 141.89 feet along said SE ROW to the POINT OF BEGINNING (said point being on centerline of said 20' easement); thence

along said centerline run S 34 deg. 39 min. 13 sec. E for 46.7 feet; thence S 48 deg. 20 min. 29 sec. E and run along centerline 209.94 feet; thence S 50 deg. 50 min. 40 sec. E and run along centerline 123.89 feet; thence S 38 deg. 23 min. 29 sec. E and run 61.91 feet to the end of said easement. Said point being on the NW line of above described property.

Property Address  
4220 County Road 11  
Pelham, AL 35124

Parcel ID  
14-4-20-0-000-001.011

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property. This conveyance is subject to all zoning ordinances, easements, covenants, restrictions and other matters of record affecting the Property.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has caused this Deed of Correction to be executed on the date contained in the notary acknowledgment herein.

GRANTOR:

Faith Madison Gardner  
Faith Madison Gardner

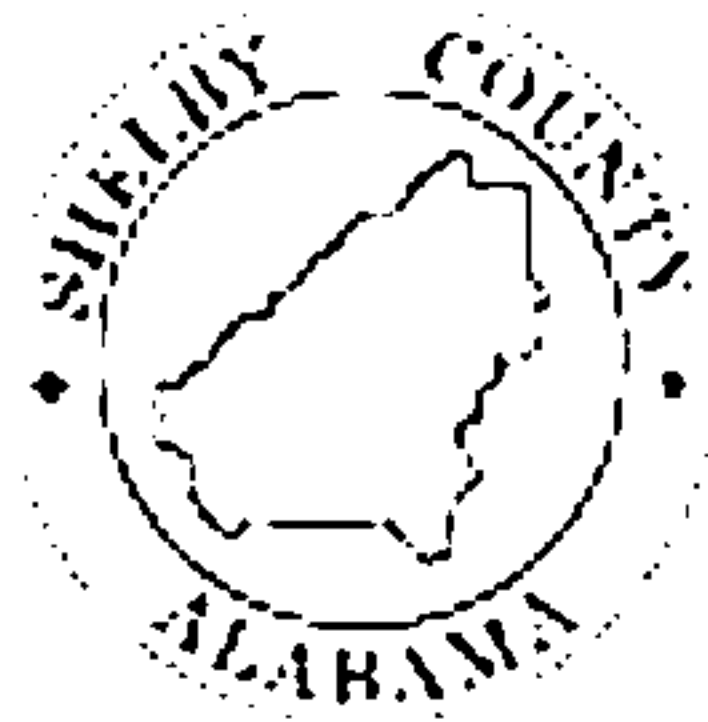
STATE OF Alabama )  
 )  
COUNTY OF Shelby )  
Notary Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Faith Madison Gardner, 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 the 20 day of August, 2025.

Gabriel Stephen Whited  
Notary Public  
My Commission Expires: June 20, 2029





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/22/2025 01:23:09 PM  
 \$29.00 BRITTANI  
 20250822000258850

*Allen S. Bayl*

### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Faith Madison Gardner

Grantee's Name Joyce Brasher Gardner

Mailing Address 4300 County Road 11  
Pelham, AL 35124

Mailing Address 4300 County Road 11  
Pelham, AL 35124

Property Address 4220 County Road 11  
Pelham, AL 35124

Date of Sale August 21, 2025  
 Total Purchase Price \$                     

Or

Actual Value \$                     

Or

Assessor's Market Value \$ 38,040.00

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: Corrective Deed No Tax

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 8/21/25

Print Jeff Morris

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one