


STATE OF ALABAMA)
SHELBY COUNTY)


20160609000198660 1/2 \$52.00
Shelby Cnty Judge of Probate, AL
06/09/2016 09:38:52 AM FILED/CERT

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 3rd day of June, 2016 by **Henry Kie Tong, a married man** (hereinafter referred to as the "Grantor"), to **Sheila G. Cleckler** (hereinafter referred to as the "Grantee").

NOW, THEREFORE, in consideration of One Hundred Thirty Five Thousand and 00/100 Dollars (\$135,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Greenfield, Sector I, as recorded in Map Book 15, Page 111, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

This conveyance is made subject to the following:


1. 2016 ad valorem taxes, a lien but not yet due and payable.
2. Subject to easements, restrictions and rights of way or record.
3. Subject to a purchase money mortgage in the amount of \$100,000.00 recorded simultaneously herewith.
4. This is not the primary residence of the Grantor nor his spouse

TO HAVE AND TO HOLD to the said Grantee, her heirs, executors and assigns forever.

And said Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantee, her heirs, executors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

The parties intend by the execution of this conveyance to vest one hundred percent (100%) interest in and to the Subject Property in the Grantee, **Sheila G. Cleckler**.


IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date first written above.


Henry Kie Tong

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Henry Kie Tong** whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he executed the same voluntarily on the day the same bears date.

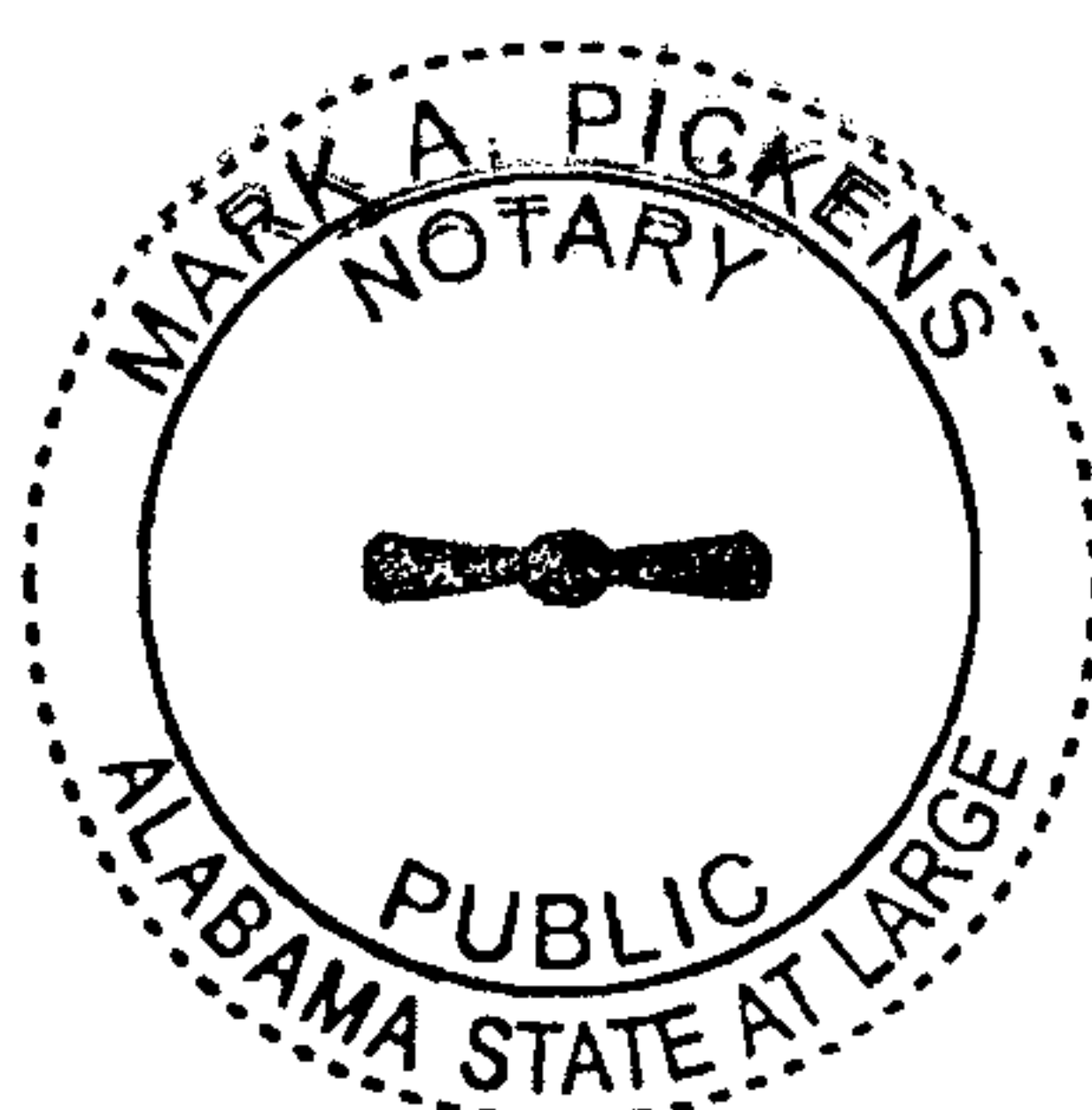
Given under my hand this 3rd day of June, 2016


Notary Public
My Commission Expires: 3-10-2017

Prepared By:
Mark A. Pickens, P.C.
Post Office Box 59372
Birmingham, AL 35259

Send Tax Notice:
Sheila G. Cleckler
100 Greenfield Lane
Alabaster, Alabama 35007

MAP# 16-0063



Shelby County, AL 06/09/2016
State of Alabama
Deed Tax: \$35.00

Real Estate Sales Validation Form

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

Grantor's Name Henry Kie Tong
Mailing Address 5544 Parkside Drive
Birmingham, AL 35242

Grantee's Name Shelia G Cleckler
Mailing Address 100 Greenfield Lane
Alabaster, AL 35007

Property Address 100 Greenfield Lane
Alabaster, AL 35007

Date of Sale 06/03/2016
Total Purchase Price \$ 135,000.00



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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 ☐ Warranty Deed

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 6-3-2016

Print MARIE A. TUCKER

☐ Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one