

This instrument was prepared by

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(Address) 1818 Third Avenue, North, Bessemer, Alabama 35020

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty-Thousand and no/100 Dollars ----- (\$30,000.00)

to the undersigned grantor, MetroBank, formerly Bank of the Southeast, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

David L. Cleckler and wife, Annette Cleckler

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

Commence at an old iron pin which is the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 19 South, Range 3 West, thence from said quarter corner run in an easterly direction along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 184.5 feet to an iron pin set on the easterly line of the old Acton Railroad Bed (now abandoned and used as public road maintained by Shelby County) with said pin being the point of beginning of the lands hereinafter described; thence from said point of beginning continue in an easterly direction, along said south $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 456.25 feet, more or less, to an iron pin found; thence with an angle of 90 degrees 53 min. to the left run in a northerly direction of 420.0 more or less, to a point, thence with an angle of 89 deg. 06 min. to the left run in a westerly direction a distance of 50.2 feet more or less to the heretofore described easterly line of the Old Acton Road Bed; thence with an angle to the left of 45 deg. 59 min., more or less, run in a southwesterly direction along said easterly line of the Old Acton Road Bed a distance of 584.13 feet, more or less to the point of beginning, with aforesaid lands; situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 19 South, Range 3 West, Shelby County, Alabama.

NOTE: \$25,000.00 of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice-President, W. H. Isbell, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of December 19 82.

ATTEST:

MetroBank, formerly Bank of the Southeast
an Alabama Banking Corporation,

By W. H. Isbell, Jr.
W. H. Isbell, Jr., Vice-President

STATE OF ALABAMA
COUNTY OF JEFFERSON

Secretary
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See Mtg 425-726
1982 DEC 27 AM 9:30

TAX 5.00
1.50
1.00
7.50

a Notary Public in and for said County in said

I, the undersigned
State, hereby certify that W. H. Isbell, Jr.,
whose name as Vice-President of MetroBank, formerly Bank of the Southeast, an Alabama Banking Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 17th day of December

Debra S. P.