

THIS INSTRUMENT prepared by
(Name) Jerry Parker
(Address) 2121 8th Avenue North Birmingham, Al

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve thousand eight hundred ten dollars and 02/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Joseph T. Boddie and wife, Sandra B. Boddie

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Bruce R. Cleckler, and wife, Margaret K. Cleckler
(herein referred to as grantee, whether one or more), the following described real estate, situated in
County, Alabama, to-wit:

Lot 27 and a part of Lot 26 of Deer Springs Estates-Third Addition as recorded in the Office of the Judge of Probate in Shelby County, Alabama in Map Book 6, Page 5, said part of Lot 26 being described more particularly as follows: Begin at the Northwest corner of said Lot 26, thence run easterly along the north line of Lot 26 a distance of 200.06 feet to the northeast corner, thence turn right 93° 26' a distance of 22.02 feet, thence turn left 30° a distance of 88.21 feet, thence turn right 130° 29' 18" a distance of 249.39 feet to a point on the Southeasterly right-of-way of a curve on Houston Drive, thence run northerly along said curve (radius 178.26, Delta 10° 40') a distance of 33.17 feet to the point of tangency, thence run northerly along the west line of Lot 26 a distance of 10.0 feet to the point of beginning. ALSO: A Lot or parcel of land located in the S.E. 1/4 Sec.17, Tp,20 S., R, 2W., described more particularly as follows: Begin at the Northwest corner of Lot 27 of Deer Springs Estates-Third Addition as recorded in the Office of the Judge of Probate in Map Book 6, Page 5, thence run easterly along the north line of said Lot 27 a distance of 206.60 feet to the northeasterly corner of Lot 27, thence turn left 86° 34' a distance of 56.93 feet, thence turn left 93° 26' a distance of 210.01 feet, thence turn left 90° 00' a distance of 56.83 feet to the point of beginning. Said parcel being subject to the covenants and conditions of Deer Springs Estates-Third Addition including a 35 foot bldg. line on the west side and a 20 foot easement on the east side of said parcel.

\$12,810.02 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 persons.

IN WITNESS WHEREOF,..... have hereunto set.....hands(s) and seal(s), this.....
day of....., 19.....

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS (Seal)
see notg. 430-250 (Seal)
1983 APR 26 PM 1:00 (Seal)
Rec. 150
Ind. 100
250 (Seal)

Joseph T. Boddie (Seal)
Sandra B. Boddie (Seal)

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

1. Joseph T. Boddie and Sandra B. Boddie, a Notary Public in and for said County, in said State, hereby certify that Joseph T. Boddie and Sandra B. Boddie whose name Joseph T. Boddie signed to the foregoing conveyance, and who Sandra B. Boddie known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance W.T. executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April A. D., 1983

Joseph T. Boddie
Notary Public.

My Commission Expires April 19, 1985
Preferred Research