

WARRANTY DEED

SEND TAX NOTICE TO:

Charles E. Price  
202 Ridge Drive  
Shelby, AL 35143

THIS INSTRUMENT PREPARED BY:  
Claude McCain Moncus, Esq.  
CORLEY, MONCUS & WARD, P.C.  
2100 SouthBridge Parkway  
Suite 650  
Birmingham, Alabama 35209  
(205) 879-5959

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of  
ONE HUNDRED FIFTY FIVE THOUSAND AND NO/100\*\*\*\*\*DOLLARS  
(\$155,000.00\*\*\*\*\*) to the undersigned Grantor or Grantors in hand  
paid by the Grantees, whether one or more, herein, the receipt of  
which is hereby acknowledged, we, Terry Michael Cleckler and  
Shelly N. Cleckler, husband & wife, (herein referred to as  
Grantors) do grant, bargain, sell and convey unto  
CHARLES E. PRICE and wife, RACHEL B. PRICE  
(herein referred to as Grantees) as individual owner or as joint  
tenants, with right of survivorship, if more than one, the  
following described real estate, situated in the State of Alabama,  
County of Shelby, to-wit:

Lot 1, according to the map and survey of Wildwood Shores, 3rd  
Sector, as recorded in the Office of the Judge of Probate of  
Shelby County, Alabama, in Map Book 12, Page 39;

AND

Lot 15, according to the map and survey of Wildwood Shores,  
1st Sector, as recorded in the Office of the Judge of Probate  
of Shelby County, Alabama, in Map Book 11, Page 42;

Subject to existing easements, restrictions, set back lines, rights  
of ways, limitations, if any, of record, and Ad Valorem taxes for  
the year 1993, which said taxes are not due and payable until  
October 1, 1993.  
\$139,500.00 of the purchase price recited above was paid  
from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their  
heirs and assigns, forever; it being the intention of the parties  
to this conveyance, that if more than one Grantee, then to the  
Grantees as joint tenants with right of survivorship (unless the  
joint tenancy hereby created is severed or terminated during the  
joint lives of the Grantee(s) herein) in the event one Grantee  
herein survives the other, the entire interest in fee simple shall  
pass to the surviving Grantee and if one does not survive the  
other, then the heirs and assigns of the Grantees herein shall take  
as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs,  
executors, and administrators covenant with said Grantee(s),  
his/her/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 heirs, executors and administrators shall, warrant and  
defend the same to the said Grantee(s), his/her/their heirs, and  
assigns forever, against the lawful claims of all persons.

Inst # 1993-06102

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*Stewart, Allen*

03/04/1993-06102  
01:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 24.50

IN WITNESS WHEREOF, we have hereunto set our hands and seals,  
this 18<sup>th</sup> day of JANUARY, 1993.

Terry Michael Cleckler (Seal)  
Terry Michael Cleckler

Shelly N. Cleckler (Seal)  
Shelly N. Cleckler

State of Alabama  
Shelby County

I, the undersigned, a Notary Public, in and for said County,  
in said State, hereby certify that Terry Michael Cleckler and  
Shelly N. Cleckler, husband & wife, whose name(s) is/are signed to  
the foregoing conveyance, and who is/are known to me, acknowledged  
before me on this day that, being informed of the contents of the  
foregoing, he/she/they executed the same voluntarily on the day the  
same bears date.

Given under my hand this the 18<sup>th</sup> day of JAN, 1993.

(SEAL)

Johnny L. Love Jr.  
Notary Public  
My commission expires: 9/9/95

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