

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, AL 35124

Send Tax Notice to:

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred & NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged by  
Nancy E. Merrill Magnuson and husband Norman Magnuson  
(herein referred to as grantors), do grant, bargain, sell and convey unto

Melvin D. Cleckler and wife, Lynn W. Cleckler

(herein referred to as GRANTEE), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

Inst # 1997-22262

07/15/1997-22262  
12:23 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 11.50

TO HAVE AND TO HOLD, unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns forever; It being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees 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 grantee 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, 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 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 26<sup>th</sup> day of June, 19 97.

WITNESS

[Signature] (Seal)  
\_\_\_\_\_  
(Seal)  
[Signature] (Seal)

Nancy E. Merrill Magnuson (Seal)  
Nancy E. Merrill Magnuson  
Norman Magnuson (Seal)  
Norman Magnuson

STATE OF ALABAMA

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nancy E. Merrill Magnuson and husband Norman Magnuson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

"OFFICIAL SEAL"  
SHELBY COUNTY, STATE OF ALABAMA  
NOTARY PUBLIC, STATE OF ALABAMA  
MY COMMISSION EXPIRES 8/5/99  
[Signature]

[Signature]  
Notary Public

Exhibit "A"

Unit 302, Building 3, in The Gables, A Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium By-Laws thereto as recorded in Real Volume 10 page 177, together with an undivided interest in the common elements as set forth in the aforesaid Declaration, said Unit being more particular described in the floor plans and architectural drawings of The Gables, A Condominium as recorded in Map Book 9 pages 41-44, in the Probate Office of Shelby County, Alabama (the "Unit"); being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Inst # 1997-22262

07/15/1997-22262  
12:23 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 11.50