

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly

Larry G. Edwards

(Name) 2491 Pelham Parkway
Pelham, AL 35124(Name) 302 Gables Drive
Birmingham, AL 35244

(Address)

(Address)

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty Thousand Five Hundred and no/100-----

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Melvin D. Cleckler and wife, Lynn W. Cleckler

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

Larry G. Edwards

(herein referred to as grantee, whether one or more), 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.

\$ 59,300.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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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, we have hereunto set our hand(s) and seal(s), this 27th day of
June, 1997.

(Seal)

Melvin D. Cleckler
Melvin D. Cleckler

(Seal)

(Seal)

Lynn W. Cleckler
Lynn W. Cleckler

(Seal)

STATE OF ALABAMA

COUNTY OF Shelby

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Melvin D. Cleckler and wife, Lynn W. Cleckler whose name(s) 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.Given under my hand and official seal, this the 27th day of June, 1997.NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MARCH 12, 2001James A. Holliman
Notary Public

1997-22263

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.

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