

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**


20061018000514860 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
10/18/2006 08:58:27AM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
CHARLES HENRY CLEVELAND
SUSANA F. CLEVELAND

(Name)

(Name)

2 OFFICE PARK CIRCLE, SUITE 105
BIRMINGHAM, ALABAMA 35223

2319 SPRING IRIS DRIVE
BIRMINGHAM, AL 35244

(Address)

(Address)

STATE OF **ALABAMA**
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED AND SIXTY THOUSAND dollars (\$360,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), DONALD J. HECKLINSKI and DONNA M. HECKLINSKI, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto CHARLES HENRY CLEVELAND and SUSANA F. CLEVELAND, HUSBAND AND WIFE (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 2432, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 24TH ADDITION, AS RECORDED IN MAP BOOK 10, PAGE 64, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 270,000.00 AND 90,000.00 IS FILED HERewith.

TO HAVE AND TO HOLD, to the said Grantees 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

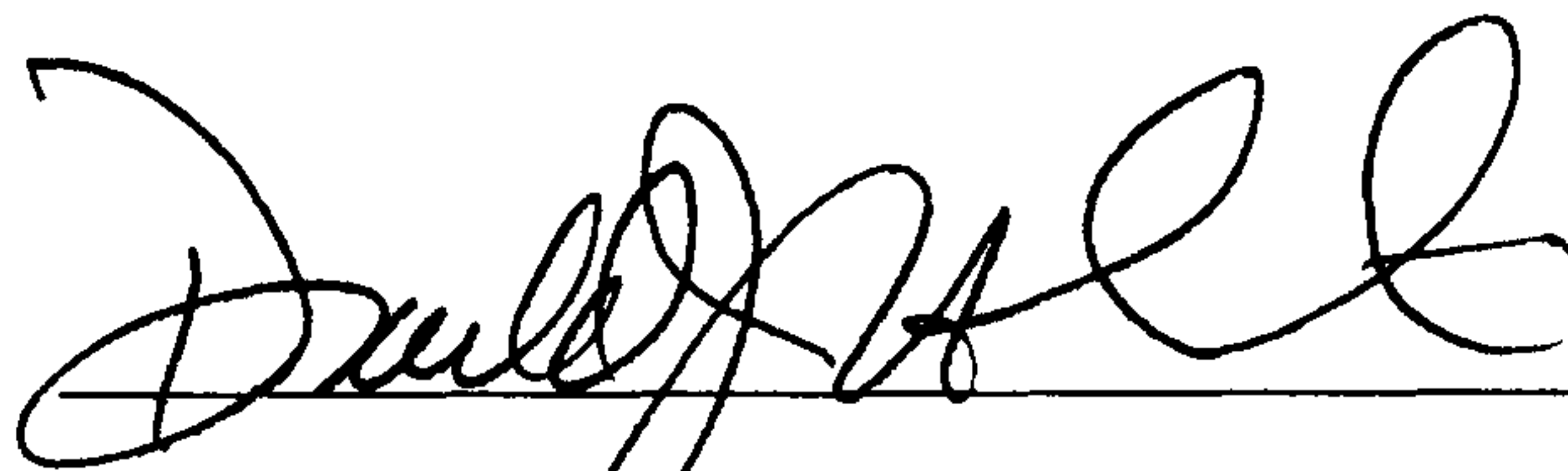
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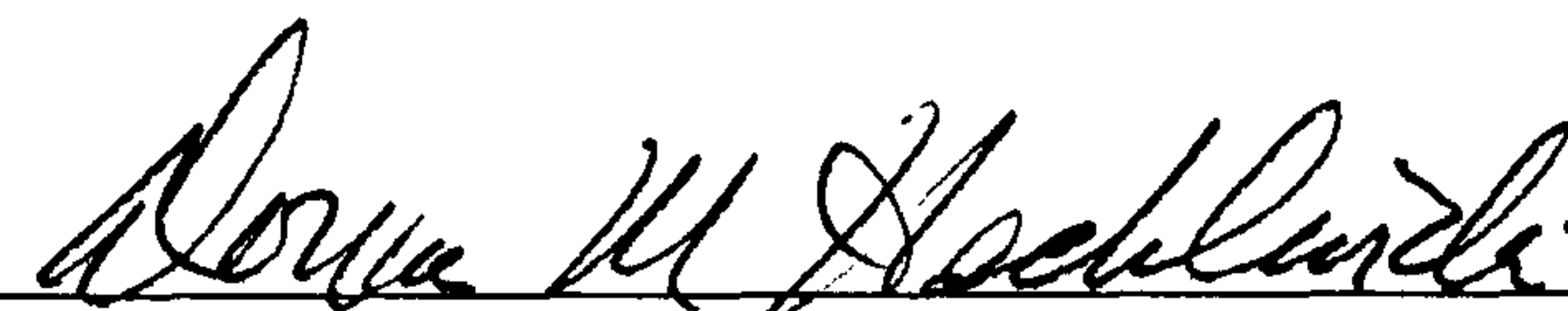

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grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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, I have hereunto set my hand and seal, 09/28/06.

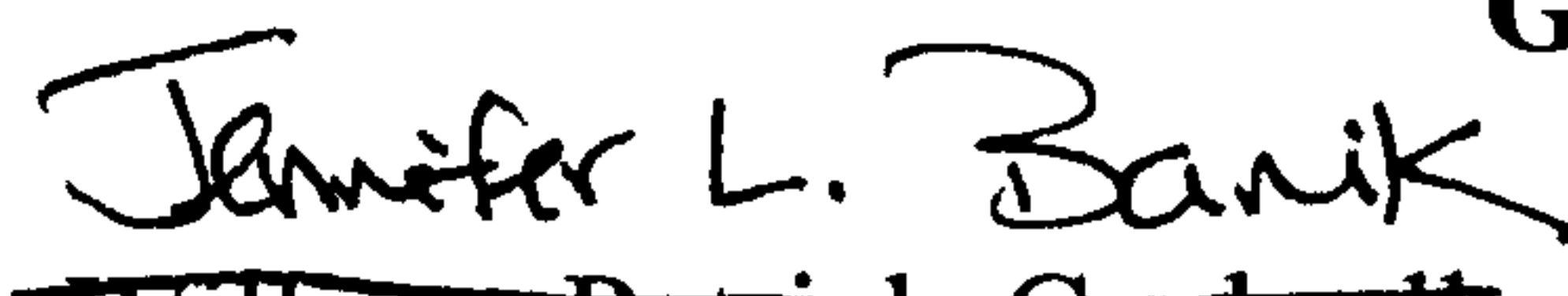

_____(Seal)
DONALD J. HECKLINSKI


_____(Seal)
DONNA M. HECKLINSKI

STATE OF ALABAMA

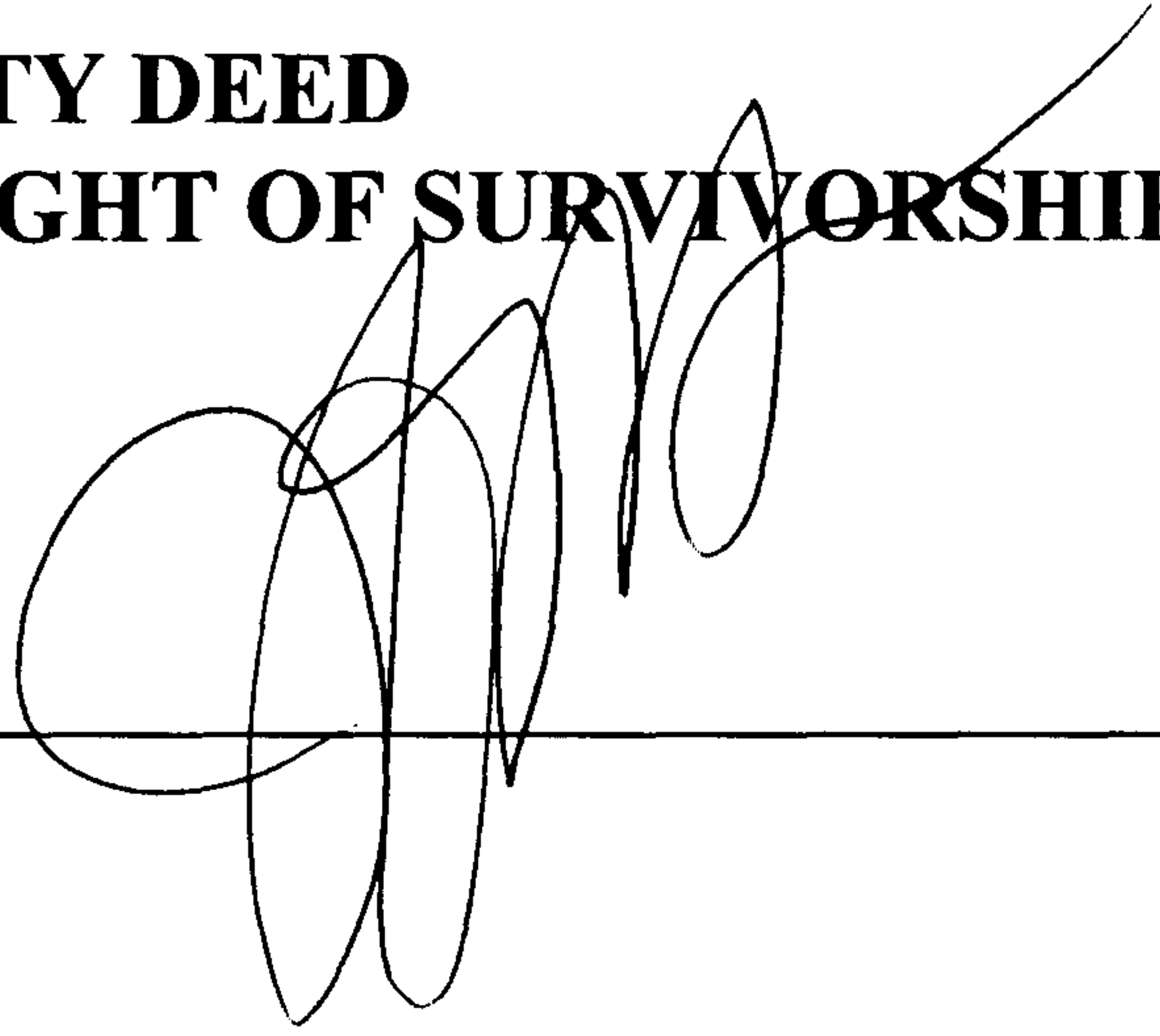
COUNTY OF Shelby

General Acknowledgment

 
I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby
certify that DONALD J. HECKLINSKI and DONNA M. HECKLINSKI,
_____, 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.

Given under my hand and official seal, this 09/28/06.

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Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC
2 Office Park Circle
Suite 105
Birmingham, Alabama 35223



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Jennifer L. Banik
Notary Public, AL State at Large
My Comm. Expires Feb. 7, 2009