

20080912000362260 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
09/12/2008 08:11:03AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED**

Shelby County, AL 09/12/2008
State of Alabama
Deed Tax: \$2.50

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Twenty Thousand and NO/100 (\$220,000.00) Dollars and other good and valuable consideration to the undersigned, Robert M. Cleckler, III and Michele Cleckler, husband and wife referred to as Grantors, in hand paid by Keith Posten, a single man and Gregory D. Berry, a single man herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 194, according to the Survey of Chandalar South, Fourth Sector, as recorded in Map Book 6, Page 69, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto 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 Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors do for themselves and their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this the 24th day of August, 2008.


Robert M. Cleckler, III

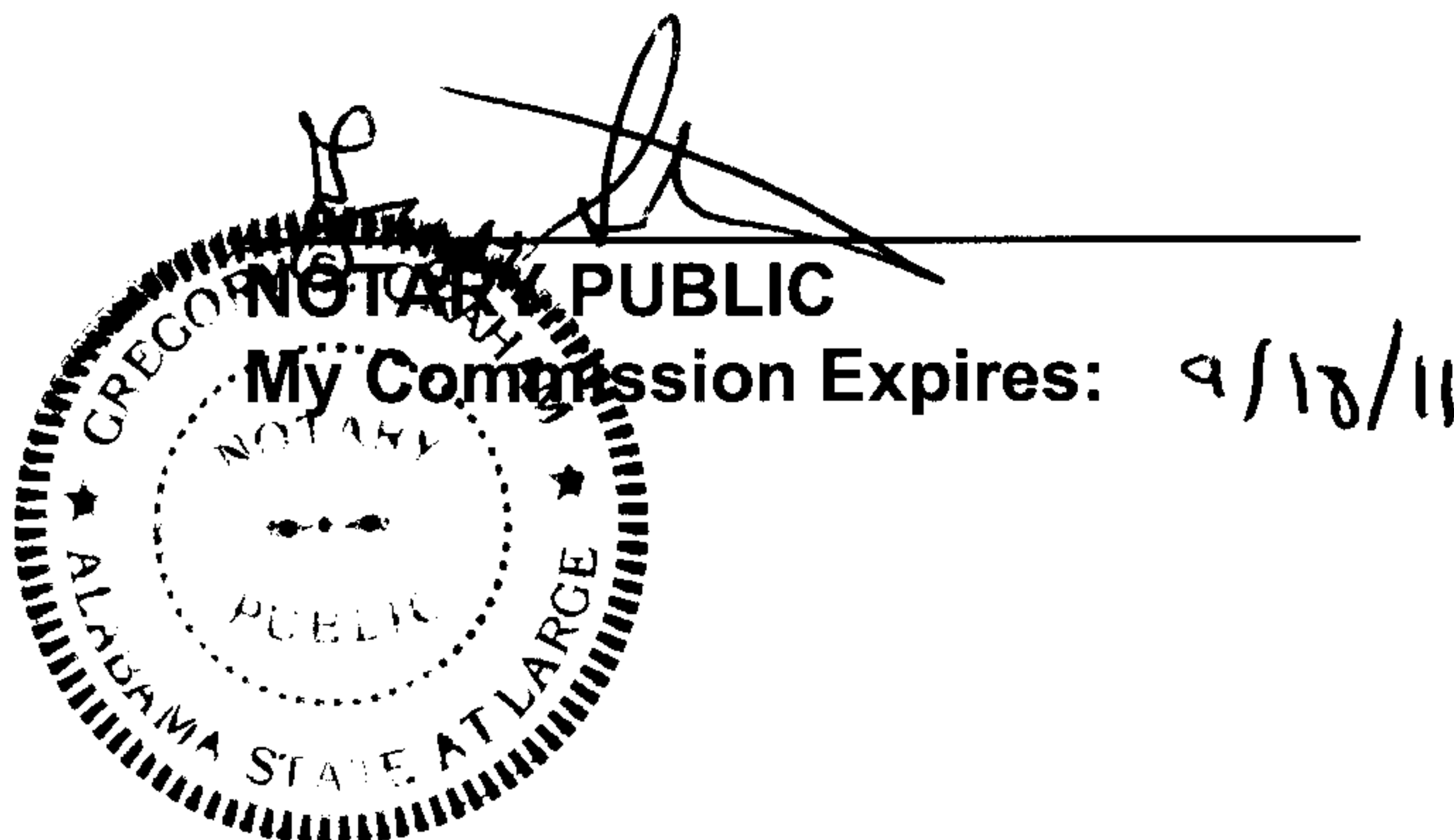

Michele Cleckler

STATE OF ALABAMA)
SHELBY COUNTY)

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I, the undersigned authority, in and for said County, in said State, hereby certify that Robert M. Cleckler, III and Michele Cleckler, husband and wife whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of August, 2008.



This document prepared by:

Mitchell & Graham, P.C.
File #C280815
P. O. Drawer 307
Childersburg, Alabama 35044

Please send tax notice to:
Keith Posten and Gregory D. Berry
2040 Chandaway Drive
Pelham, AL 35124

The purchase of the herein described property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.