

THIS INSTRUMENT PREPARED BY:

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SEND TAX NOTICE TO:

Gary L. Cleckler



20140701000199240 1/3 \$23.50  
Shelby Cnty Judge of Probate, AL  
07/01/2014 02:26:06 PM FILED/CERT

WARRANTY DEED

TITLE NOT EXAMINED BY PREPARER OF THIS DEED

STATE OF ALABAMA }  
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$3,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

**ROSE LEE CLECKLER, an unmarried woman**

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

**GARY L. CLECKLER**


(herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

See attached exhibit "A" for legal description

1. Subject to: Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Subject to: Anything revealed by observation, any liens, right-of-ways, easements, covenants, reservations, liens, mortgages, restrictions and any rights of redemption, of record, if any.
3. Mineral and mining rights excepted, if any.
4. Grantor and Grantee herein acknowledge that no tax advice, no Medicaid advice, and no Medicare advice was rendered to the Grantor(s) nor Grantee(s) herein.
5. No survey was provided, no survey requested by the Grantor or Grantee herein.
6. NO TITLE OPINION ISSUED, no title exam requested. Preparer of this instrument acts as a draftsmen only. Prepared without the benefit of a title exam or title report.
7. Source of title vesting: Book 042 Page 116
8. The other Grantee, James Carl Cleckler, in Shelby County, Alabama instrument at 042-116 having died on or about December 2, 2012 in Shelby County, Alabama.

TO HAVE AND TO HOLD unto 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, I have hereunto set MY hands(s) and seal(s) this 17<sup>TH</sup> day of February, 2014.

X   
(Seal)

**ROSE LEE CLECKLER**

STATE OF ALABAMA }  
SHELBY COUNTY }

Shelby County, AL 07/01/2014  
State of Alabama  
Deed Tax: \$3.50

I, Carme L. Phillips a Notary Public in and for said County, in said State, hereby **ROSE LEE CLECKLER, an unmarried woman** whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, 2014.

  
Notary Public  
My Commission Expires:



20140701000199240 2/3 \$23.50  
Shelby Cnty Judge of Probate, AL  
07/01/2014 02:26:06 PM FILED/CERT

FOUND 2" OPEN  
IRON PIPE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, DAVID BRISTER, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

#### LEGAL DESCRIPTION:

A parcel of land located in the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

As recorded in the probate records, Deed Book 221, Page 216, Shelby County Alabama:  
All that part of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 19, Range 1 East, which lies South of the right-of-way of State Highway 91, also known as U.S. Highway 280 in Shelby County, Alabama.

Described as of monumentation, boundary evidence and proof of real property:

Commence at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of the said section, said point being a 2" open pipe; thence travel easterly along the South line of said 1/4 section for a distance of 948.93 feet to the Point of Beginning, said point being on the southern right-of-way of Old Highway 280, said point being a 3/8" iron rod and cap; thence travel South 85°17'56" East for a distance of 416.33' to a 6" iron bollard / fence post; thence travel North 01°05'38" East for a distance of 156.06 feet to a 3" iron pipe being on the southern right-of-way of Old Highway 280, said point being on a curve to the left having a radius of 1112.88 feet, a chord distance of 343.22 feet, with an interior angle of 17°44'29", and a chord bearing of South 76°13'29" West; thence travel westerly along said right-of-way along the curve for a distance of 344.60 feet; thence continue along said right-of-way South 65°15'04" West for a distance of 92.99 feet to the said Point of Beginning.

Said parcel containing 0.88 acres more or less.

#### LEGEND

- ⊕ POWER POLE
- (M)— OVER HEAD ELECTRIC
- (M) MEASURED
- (R) RECORD
- FENCING
- DB DEED BOOK

FOUND 2" OPEN  
IRON PIPE  
SW CORNER OF  
THE SW 1/4 OF  
THE NE 1/4 OF  
S-23, T-19S, R-1E  
POC

948.93' (M) S 89°34'48" E  
SOUTH LINE OF THE NE 1/4 OF SEC 23

ALABAMA  
POWER EASEMENT  
20' MAINTAINED

FOUND IRON  
ROD AND CAP  
POB

242.92' (M) 241.52' (R)

FOUND 1" CRIMPED  
IRON PIPE

412.38' (M) 412.26' (R) S 89°59'29" W

FOUND CONSECUTIVE TREES WITH  
SECTION LINE MARKINGS

FOUND 1" OPEN  
IRON PIPE

REFERENCE BEARING  
N 00°00'00" E

FOUND 4"x4"  
WOOD FENCE POST

EAST LINE OF THE  
SW 1/4 OF NE 1/4 OF SEC 23

FOUND 6" IRON  
BOLLARD  
7.56' NORTH

FOUND 3" IRON  
PIPE

FOUND 6" IRON  
BOLLARD

REMANENTS OF  
2" STEEL CABLE  
FENCING

HEART OF DIXIE DRIVE

25'±

30'±

156.06' (M)

N 01°05'38" E

N 00°00'00" E

25'±

156.06' (M)

N 01°05'38" E

N 00°00'00" E

COMPASS ROSE LAND SURVEY, LLC  
980 Highway 331, Columbiana, AL 35051  
(205) 685-5300 phone



BOUNDARY SURVEY  
2433 WESTOVER DRIVE  
WESTOVER, ALABAMA 35147

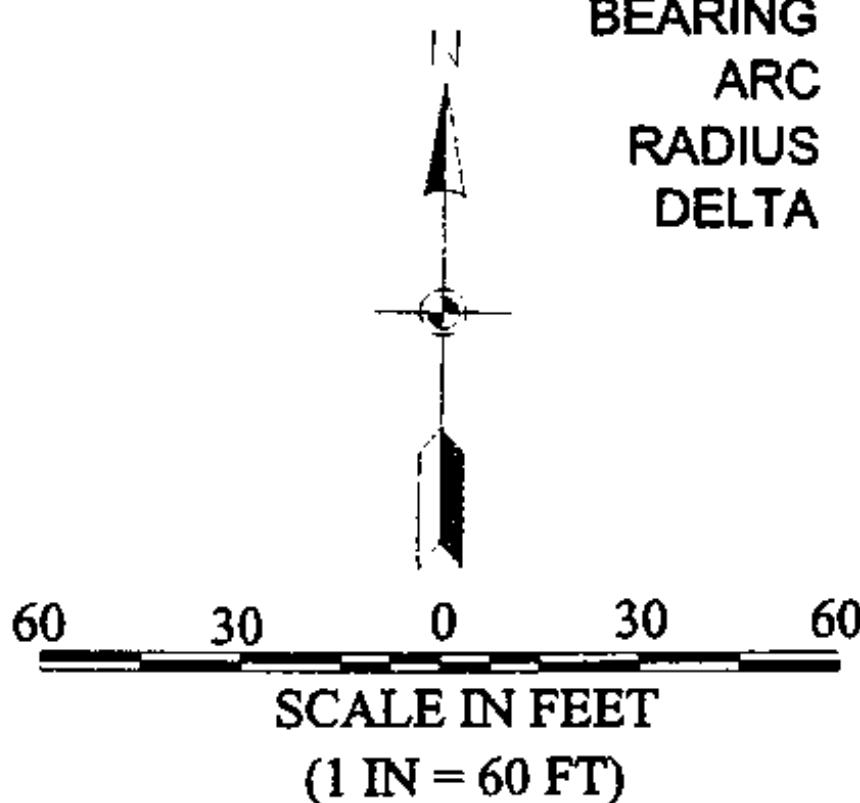
SCALE: 1" = 60'	PROJECT No:
DATE: SEPTEMBER 10, 2012	OWNER: JAMES AND ROSE LEE CLECKLER
SURVEY BY: DPB	CHECKED BY: JCL
DRAWN BY: DPB	APPROVED BY: DPB
BEARING: INSTR. # 201220725000267650	ADDRESS: 2433 WESTOVER ROAD, 35147

#### NOTES:

- This is not a certified survey unless signed and sealed by David Brister, ALS# 31566
- I further state, that I have consulted the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM), and found 1249 50th Street South; Birmingham, AL 35222, the above described property, to be within "ZONE" X", not a flood way area, as depicted on firm Panel 260 of 580, Map Number 01117C02260D and bearing an effective date of September 29, 2006.

CURVE C1  
CHORD 343.22'  
BEARING S 76°13'29" W  
ARC 344.60'  
RADIUS 1112.88'  
DELTA 17°44'29"

08-6-23-0-000-026.000  
WILLIAM AND ANGELA TENBARGE  
3845 KINROSS DRIVE, 35242



David Brister, PLS  
ALABAMA REG # 31566

08-6-23-0-000-031.000  
WILLIAM GARDNER  
P.O. BOX 115, 35185

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name  
Mailing Address

Rose Lee Cleckler  
2433 Woodover Rd.  
Sherritt, Al  
35147

Grantee's Name  
Mailing Address

Gary L. Cleckler  
2433 Woodover Road  
Sherritt, Al.  
35147

Property Address

2433 Woodover Road  
Sherritt, Al  
35147

Date of Sale

February 17, 2014

Total Purchase Price \$

3,500

or

Actual Value

\$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☒ Appraisal  
☒ Other Check

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if:

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

7/1/14

Print

[Signature]

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1