


THIS INSTRUMENT PREPARED BY:
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SEND TAX NOTICE TO:
Gale Carter


20140701000199250 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
07/01/2014 02:26:07 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 TEN THOUSAND DOLLARS AND NO CENTS (\$10,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

GARY L. CLECKLER, an unmarried man

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

GALE CARTER

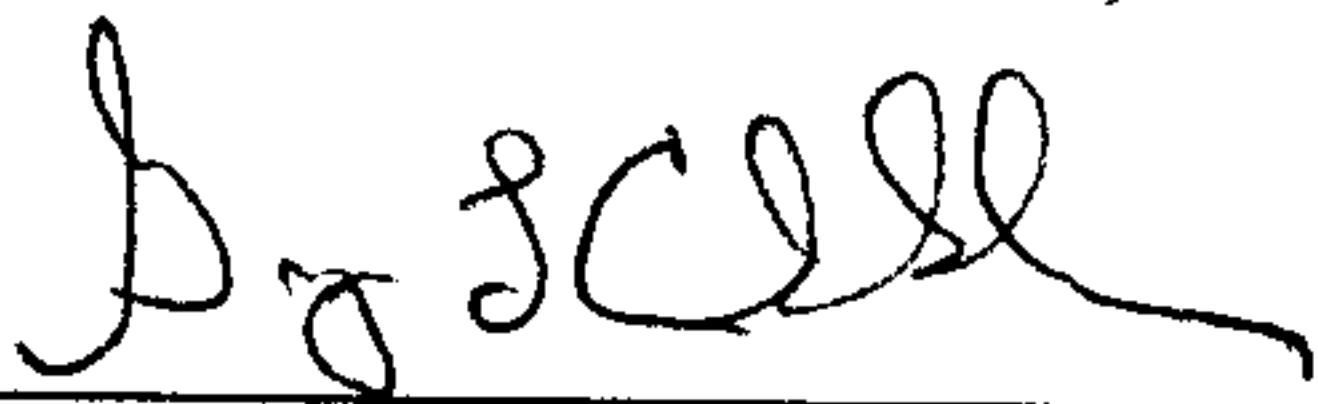
(herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

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 exam performed, No title exam requested; No title opinion issued, No title opinion requested. Preparer of this instrument acts as a draftsmen only. Prepared without the benefit of a title exam or title report. All of the information contained herein was provided by the Grantor.
- 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 7th day of March, 2014.


_____(Seal)
GARY L. CLECKLER

Shelby County, AL 07/01/2014
State of Alabama
Deed Tax:\$10.00

STATE OF ALABAMA }
SHELBY COUNTY }

I, Blake Simmons, a Notary Public in and for said County, in said State, hereby GARY L. CLECKLER, an unmarried man 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 7th day of March, 2014.



Notary Public
My Commission Expires:

My Commission
Expires 05/20/2017

EXHIBIT "A"

Legal Description

All that part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ 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.



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Real Estate Sales Validation Form

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

Grantor's Name Gary L. Cleckley
Mailing Address 2433 Westover Rd
Sturrett, AL
35147

Grantee's Name Gale Carter
Mailing Address 2433 Westover Rd
Sturrett, AL
35147

Property Address 2433 Westover Rd
Sturrett, AL
35147

Date of Sale March 7, 2014
Total Purchase Price \$ 10,000
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 a

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 7/1/2014

Unattested

(verified by)

Print

Sign

Gale Carter

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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