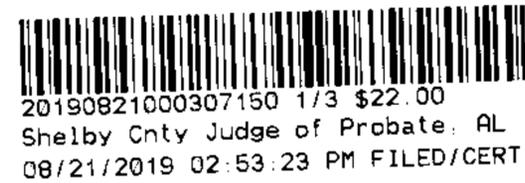


This instrument was prepared by:  
BETHANY H. SNEED  
Harrison & Gammons, PC  
2430 L & N Drive, Huntsville, AL 35801  
256-533-7711  
THB2668

**WARRANTY DEED**

STATE OF ALABAMA        )  
                                      :  
COUNTY OF SHELBY        )



**KNOW ALL MEN BY THESE PRESENT:** That the undersigned, **RODNEY S. CLECKLER, a single man (the herein “Grantor”)** for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to him/her by **THE BROADWAY GROUP, LLC, an Alabama limited liability company, (the herein “Grantee”)**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **THE BROADWAY GROUP, LLC, an Alabama limited liability company**, the following described real estate located lying and being in the County of SHELBY, State of Alabama, to-wit:

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 1 EAST OF SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT, MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 1 EAST, OF SHELBY COUNTY, ALABAMA; THENCE, ALONG THE NORTH LINE OF SAID SECTION, SOUTH 89 DEGREES 38 MINUTES 08 SECONDS WEST, 528.44 FEET TO AN OPEN TOP PIPE, POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY MARGIN OF HIGHWAY 43 (RIGHT-OF-WAY VARIES); THENCE, ALONG SAID SOUTH MARGIN, SOUTH 46 DEGREES 14 MINUTES 39 SECONDS WEST, 138.83 FEET TO A CAPPED IRON PIN (APCO-JACKSON AL.REG.15151); THENCE SOUTH 46 DEGREES 35 MINUTES 36 SECONDS WEST, 320.71 FEET TO A CONCRETE MONUMENT; THENCE, STILL ALONG SAID SOUTH MARGIN, NORTH 44 DEGREES 12 MINUTES 30 SECONDS WEST, 10.03 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 46 DEGREES 17 MINUTES 36 SECONDS WEST, 246.97 FEET TO A T-POST, POINT BEING THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID SOUTH MARGIN, SOUTH 37 DEGREES 12 MINUTES 17 SECONDS EAST, 416.93 FEET TO A 5/8 INCH CAPPED IRON PIN, POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY MARGIN OF HIGHWAY 25 (AN 80 FOOT PUBLIC RIGHT-OF-WAY); THENCE,

ALONG SAID NORTH MARGIN, SOUTH 80 DEGREES 33 MINUTES 32 SECONDS WEST, 464.16 FEET TO A CAPPED IRON PIN (CA451LS); THENCE, LEAVING SAID NORTH MARGIN, NORTH 31 DEGREES 19 MINUTES 45 SECONDS WEST, 155.87 FEET TO A CAPPED IRON PIN (CA451LS), POINT ALSO LYING ON THE SAID SOUTH MARGIN; THENCE, ALONG SAID SOUTH MARGIN, NORTH 46 DEGREES 11 MINUTES 50 SECONDS EAST, 397.40 FEET TO THE POINT OF BEGINNING.

LOT CONTAINS 2.66 ACRES MORE OR LESS.

**THE PROPERTY HEREIN CONVEYED COMPRISES NO PART OF THE HOMESTEAD OF THE UNDERSIGNED GRANTOR AND/OR SPOUSE.**

**TO HAVE AND TO HOLD THE** above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **THE BROADWAY GROUP, LLC, an Alabama limited liability company,** and unto its successors and assigns forever.

**AND THE UNDERSIGNED,** Grantor, for himself/herself, his/her heirs and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **THE BROADWAY GROUP, LLC, an Alabama limited liability company,** its successors and assigns, from and against himself/herself, and all persons claiming or holding under him/her, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that they are seized in fee thereof; that he/she has a good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except taxes due October 1, 2019, and subsequent years; and further excepting any restrictions, right-of-ways and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama.

The purchase price or actual value claimed 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 \_\_\_\_\_

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 14122 Hwy 43, Vandiver, Alabama 35176  
Grantee's Address: 216 Westside Square, Huntsville, Alabama 35801  
Property Address: 12004 Hwy 43, Vandiver, Alabama 35716  
Purchase Price: \$175,000.00

The undersigned Grantor does hereby attest, to the best of Grantor's knowledge and belief that the above information is true and accurate. The undersigned Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

  
20190821000307150 2/3 \$22.00  
Shelby Cnty Judge of Probate: AL  
08/21/2019 02:53:23 PM FILED/CERT

IN WITNESS WHEREOF, the Grantor does hereunto set his/her hand and seal on this the \_\_\_\_\_ day of August, 2019.

Rodney S. Cleckler (SEAL)  
RODNEY S. CLECKLER

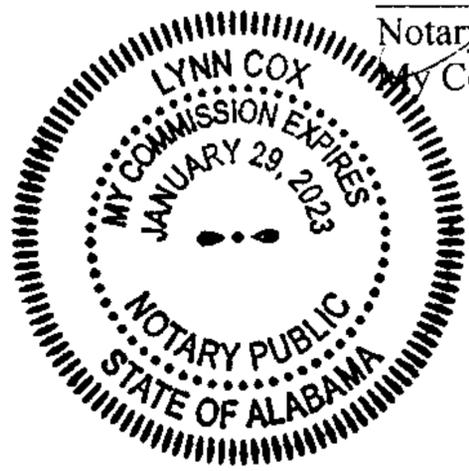
STATE OF ALABAMA )

COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **RODNEY S. CLECKLER**, a \_\_\_\_\_ man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand this the 13<sup>th</sup> day of August, 2019.

Lynn Cox  
Notary  
My Commission Expires: Jan 29, 2023



Send Tax Notice To:  
The Broadway Group, LLC  
216 Westside Square  
Huntsville, AL 35801

