

This Instrument was prepared by:  
James D. Fancher  
105 4<sup>th</sup> Street North  
Clanton, AL 35045

Please send Tax Notice to:  
Joshua Vinson Cleckler  
135 Hunt Wood Road  
Shelby, AL 35143

**WARRANTY DEED**



20190926000351970 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
09/26/2019 11:52:32 AM FILED/CERT

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
SHELBY COUNTY )

That in consideration of Forty Thousand and no/100 Dollars (\$40,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, Danny Earl Hope, A single man, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto Joshua Vinson Cleckler, a single man, (herein referred to as GRANTEE), in fee simple, the following described real estate situated in Chilton County, Alabama to-wit:

Lots 13-22 in Block 72 according to the Safford Map of the Town of Shelby, Alabama, as recorded in Map Book 3 at pages 38 and 47 in the Probate Office of Shelby County, Alabama.

**SUBJECT TO** all planning, zoning, health and other governmental regulations, if any, affecting subject property.

**SUBJECT TO** all rights-of-way and easements that may be recorded or in evidence through use.

**SUBJECT TO** any encroachments, overlaps, boundary lines disputes, possession by other parties, or other matters which would be disclosed by an accurate survey or inspection of the premises.

WESTERVELT reserves unto itself, its successors or assigns, all oil, gas, and minerals and mineral and mining rights.

This conveyance and all warranties hereinafter contained are made subject to any and all restrictions, easements, covenants, and rights-of-way recorded in said County affecting said described property.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever; in fee simple.

*The entire purchase price is being paid by mortgage filed ~~simultaneous~~ together.*

And I do for myself and for our heirs, executors and administrators covenant with the said GRANTEE, their heirs and assigns, that we are lawfully seized in fee of the aforegranted premises; that they are free from all encumbrances; that we have a good right to sell and convey the same to the said GRANTEE, his heirs and we hereby warrant and covenant to defend the title to said premises to said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons.

**NO TITLE OPINION REQUESTED OR PREPARED.** The preparer of this document acted as a scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description. This property is not the homestead of the Grantor.

IN WITNESS WHEREOF, we hereunto set our hands and seals on this the 26<sup>th</sup> day of September 2019.

  
\_\_\_\_\_  
Danny Earl Hope Grantor

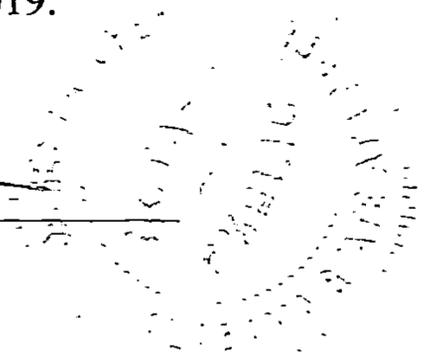
STATE OF ALABAMA  
COUNTY OF SHELBY

  
20190926000351970 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
09/26/2019 11:52:32 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Danny Earl Hope, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand, this 26<sup>th</sup> day of September, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC  
M.C.E. 3-13-22



Real Estate Sales Validation Form

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

Grantor's Name Danny Earl Hoppe
Mailing Address 3769 Hwy 71
Shelby, AL 35143

Grantee's Name Joshua V. Creeker
Mailing Address 135 Hunt Wood Road
Shelby, AL 35143

Property Address

Date of Sale 9/26/19

Total Purchase Price \$ 40,000.00

or

Actual Value \$

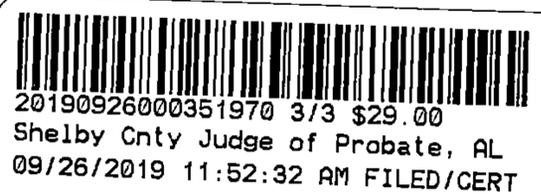
or

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 Deed



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 available.

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 26 Sept 19

Print James Fancher

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one