

Send tax notice to: Matthew Cleckler, 945 W. Riverchase Parkway, Hoover, Al. 35244

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd. Birmingham, Al. 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

20200221000069790
02/21/2020 12:12:49 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred eighty-five thousand and no/100 (\$285,000.00) Dollars** the amount of which can be verified by the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Victor Romero, an unmarried man, whose mailing address is:

2024 2nd Ave N # 803 ; Birmingham, Al 35203

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

Matthew Cleckler and Cari Cleckler

whose mailing address is: 945 W. Riverchase Parkway, Hoover, Al. 35244

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 945 W. Riverchase Parkway, Hoover, Al. 35244 to-wit:

Lot 27, according to the amended map of First Addition, Riverchase Country Club, Residential Subdivision, as recorded in Map Book 7, Page 115 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$248,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Victor Romero and Megan Romero in that certain Quitclaim Deed recorded in Instrument #20151229000441900 are one and the same as Victor F. Romero and Megan S. Romero.

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 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

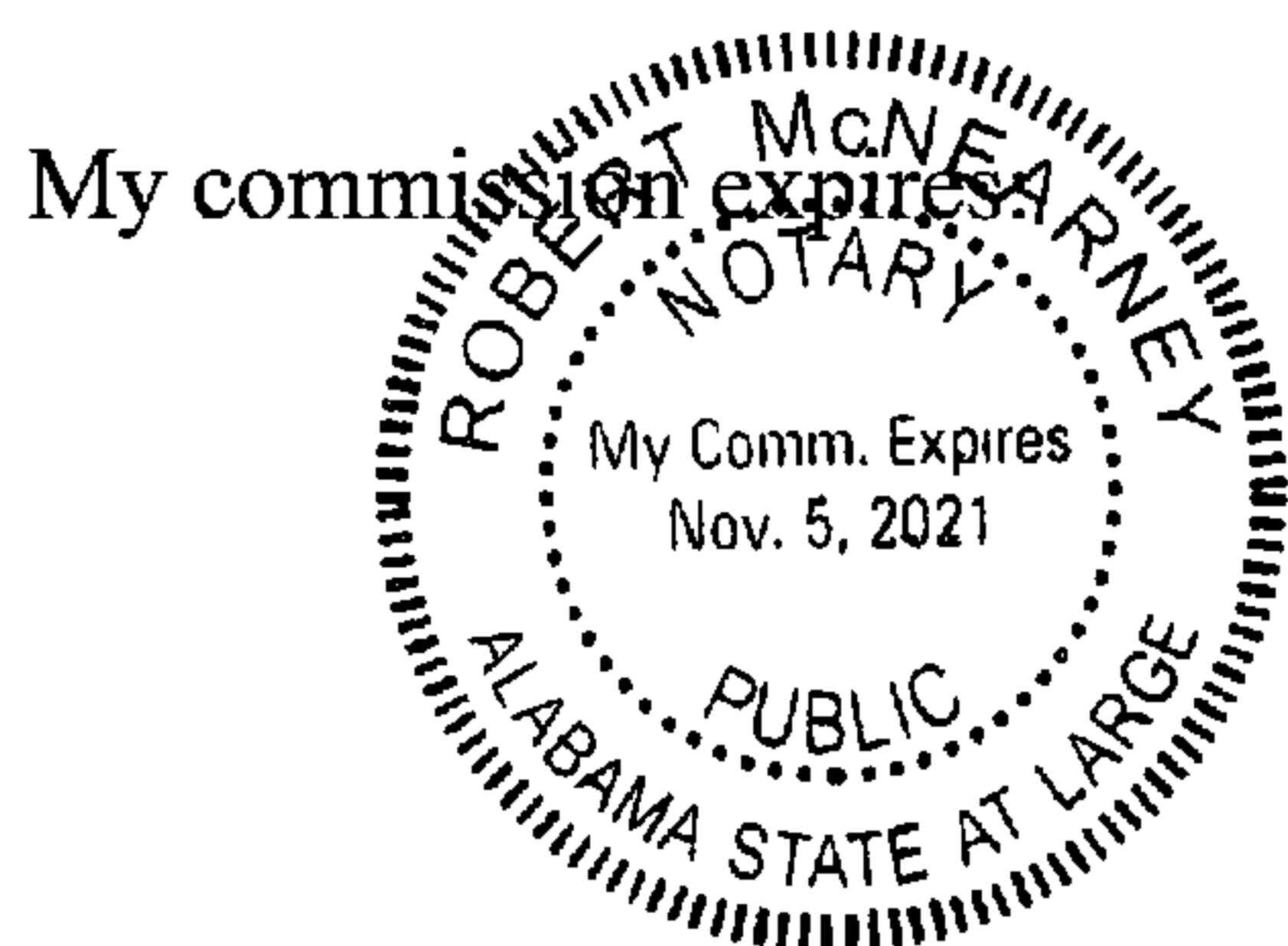
IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 18 day of February, 2020.

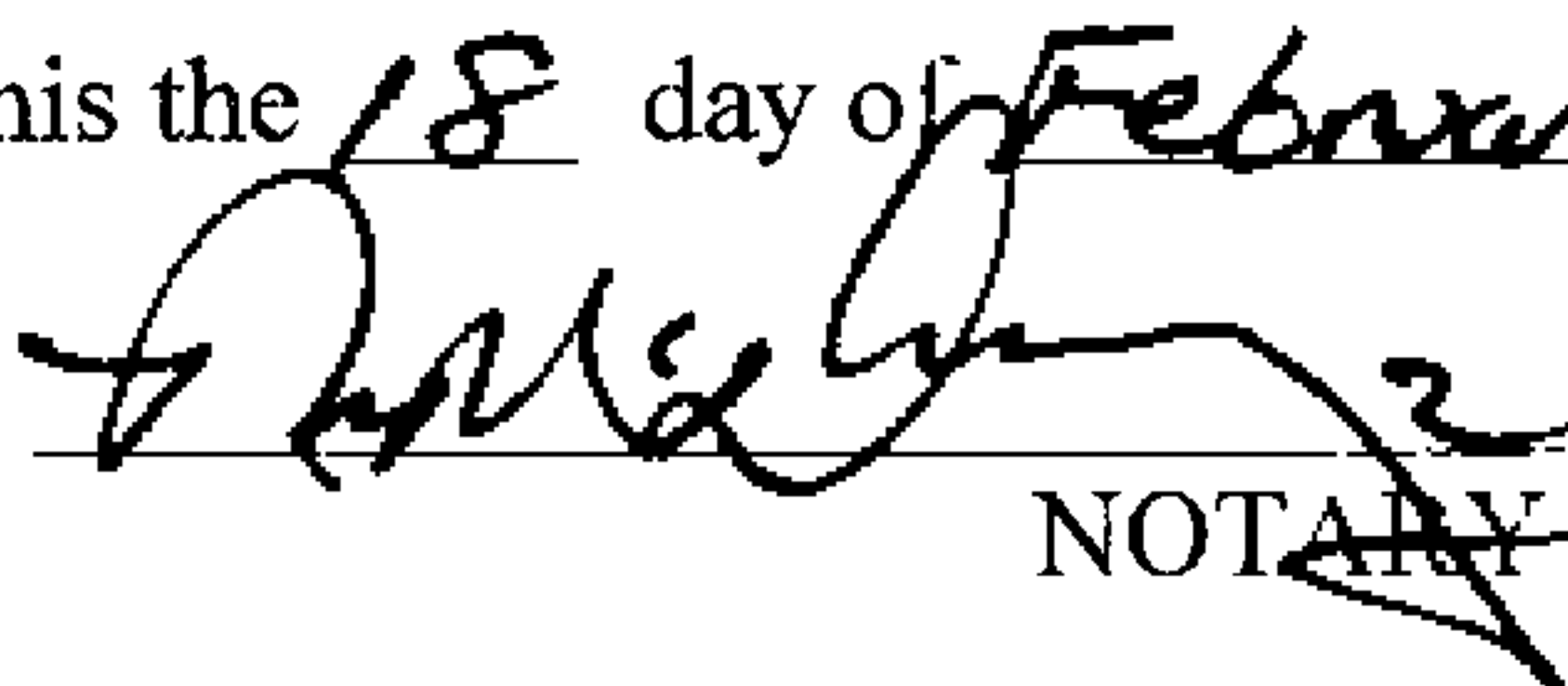

_____(SEAL)
VICTOR ROMERO
_____(SEAL)

State Of ALABAMA
County Of JEFFERSON

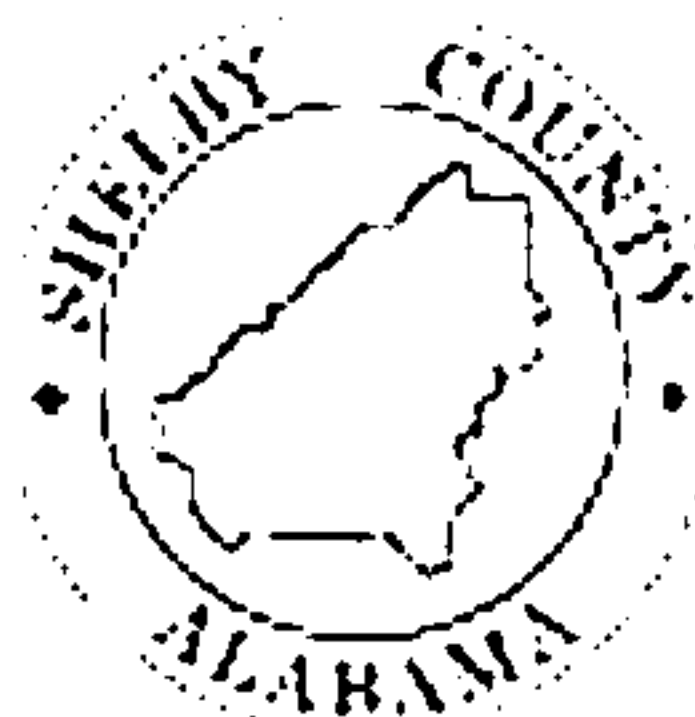
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Romero, an unmarried man, whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of February, 2020.





NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/21/2020 12:12:49 PM
\$61.50 CHERRY
20200221000069790

