

Send tax notice to: Bruce R. Cleckler
300 Parker Circle
Sterrett, AL 35147

This Instrument Prepared By:
J. Daniel Leverton, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of Ten Dollars (\$10) to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Bruce R. Cleckler, and my wife, Mickey J. Cleckler (hereinafter referred to as "Grantors"), whose mailing address is 300 Parker Circle, Sterrett, AL 35147, do grant, bargain, sell and convey unto Bruce R. Cleckler and Mickey J. Cleckler as joint tenants with right of survivorship (hereinafter referred to as "Grantees"), whose mailing address is 300 Parker Circle, Sterrett, AL 35147, all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 2 & 3, according to the survey of Parker Family Subdivision as recorded in Map Book 48, Page 42, Probate Office, Shelby County, Alabama.

SOURCE OF TITLE: Instrument No: 20170831000318050

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and

accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees as joint tenants with right of survivorship, their heirs, successors and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

The Grantors and the Grantees, Bruce R. Cleckler and Mickey J. Clecker, are the same persons. The above property constitutes the homestead of the Grantors.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, the Grantors have hereunto set their hand and seal on

November 23, 2020.

Bruce R. Cleckler
Bruce R. Cleckler

Mickey J. Clecker
Mickey J. Clecker

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Bruce R. Cleckler and Mickey J. Clecker, a married couple, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand on November 23, 2020.

J. Daniel Levertan
Notary Public

J. Daniel Levertan
Printed Name

My Commission Expires: 10/15/2024

(NOTARY SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL 20201203000552230 12/03/2020 10:23:45 AM DEEDS 3/3
12/03/2020 10:23:45 AM
\$38.00 MIST
20201203000552230

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Bruce R. Cleckler and Mickey J. Cleckler	Grantee's Name	Bruce R. Cleckler and Mickey J. Cleckler
Mailing Address	300 Parker Circle Sterrett, AL 35147	Mailing Address	300 Parker Circle Sterrett, AL 35147
Property Address	300 Parker Circle Sterrett, AL 35147	Date of Sale	
		Total Purchase Price	\$
		or	
		Actual Value	\$10,000
		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	☐ Appraisal
☐ Sales Contract	☒ Other
☐ Closing Statement	

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 11-23-20

Print Bruce R. Cleckler and Mickey J. Cleckler

☐ Unattested

(verified by)

Sign Bruce R. Cleckler Mickey J. Cleckler
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1