

Send tax notice to:  
GEORGE HERBERT ECK  
11305 HIGHWAY 55  
STERRETT, AL, 35147

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2022155

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MICHAEL D MCCLUNEY and SAMANTHA S MCCLUNEY, HUSBAND AND WIFE** whose mailing address is: 1041 Duasmore Dr Chelsea al 35043 (hereinafter referred to as "Grantors") by **GEORGE HERBERT ECK and MOLLIE BLUE ECK** whose property address is: **11305 HIGHWAY 55, STERRETT, AL, 35147** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 1, according to the survey of Lucas & Howard Subdivision, a recorded in Map Book 20, Page 96, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. Set back lines, easements, notes, reservations, open spaces, conditions, widening strips, restrictions or other matters affecting said property as shown on the plat or map when a plat or map exists.
4. All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines as shown on recorded Lucas & Howard Subdivision, as recorded in Map Book 20, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Permit to Alabama Power Company recorded in Deed Book 138, Page 332.
6. Right of way to Shelby County recorded in Deed Book 141, Page 5.
7. Annexation Petition documents recorded in Instrument 20020912000439110.
8. Easement recorded in Instrument 20190625000224170


**\$585,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15 day of April, 2022.

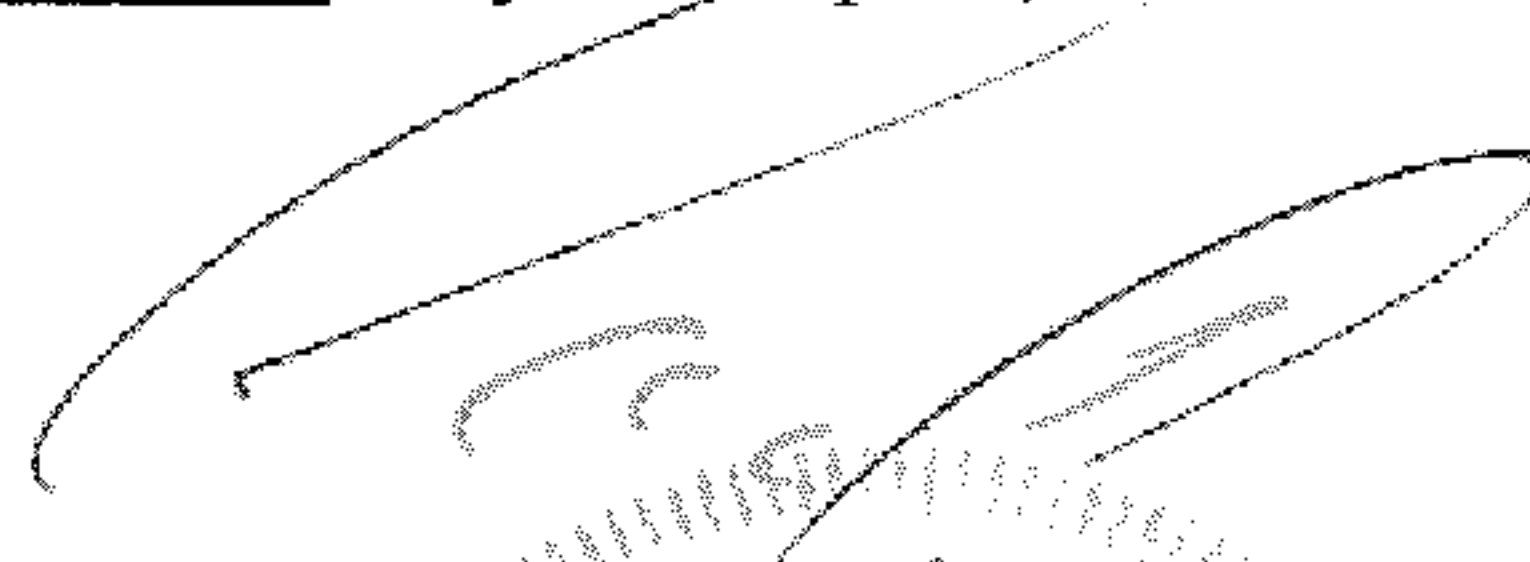
  
MICHAEL D MCCLUNEY

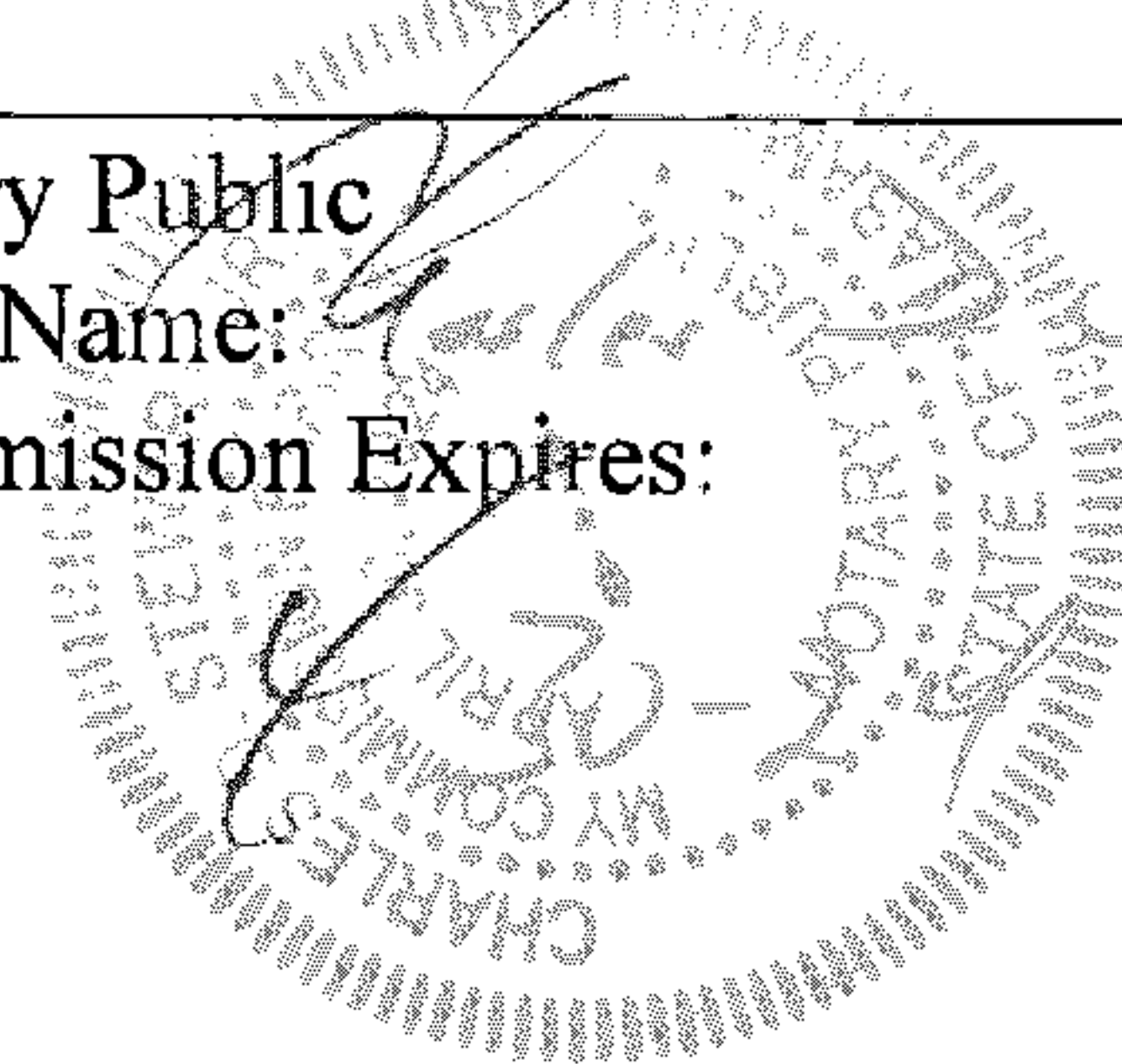
  
SAMANTHA S MCCLUNEY

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL D MCCLUNEY and SAMANTHA S MCCLUNEY whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 day of April, 2022.

  
Notary Public  
Print Name: Charles S. Beal  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/18/2022 03:16:56 PM  
\$90.00 JOANN  
20220418000158920

*Charles S. Beal*