

20220914000356200

09/14/2022 11:02:43 AM

DEEDS 1/4

SEND TAX NOTICE TO:
Randall S. Clements Trust-2014
108 Sharpe Street
Sterrett, Alabama 35147

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Two Hundred Forty Thousand dollars & no cents (\$240,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Justin Morgan Leach, and Megan Ray Leach husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Randall S. Clements, Trustee of Randall S. Clements Trust-2014

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 135 OF THE VILLAGES OF WESTOVER SECTOR ONE ACCORDING TO MAP BOOK 39, PAGES 9 A & B, AS RECORDED IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 39, Page 9 A & B.

RIGHT OF WAY, EASEMENT, PARTIAL RELEASE AND COVENANTS AND RESTRICTIONS AS SET FORTH IN RIGHT OF WAY DEED BY AND BETWEEN KIMBERLY-CLARK CORPORATION AND COLONIAL PIPE LINE COMPANY RECORDED IN DEED BOOK 283, PAGE 716.

RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY BY DEED DATED 10/23/1963 FROM E.P. GARDNER AND RUBY GARDNER TO ALABAMA COMPANY RECORDED IN BOOK 228, PAGE 793.

RIGHT OF WAY EASEMENT DATED JUNE 6, 1962 BY AND BETWEEN LEONARD L. WHITE AND DELENE J. WHITE AND COLONIAL PIPELINE COMPANY RECORDED IN VOLUME 220, PAGE 999.

RIGHT OF WAY EASEMENT DATED AUGUST 8, 1962 BY AND BETWEEN E.P. GARDNER AND RUBY G. GARDNER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 221, PAGE 846.

RIGHT OF WAY EASEMENT DATED JUNE 4, 1971 BY AND BETWEEN E.P. GARDNER AND RUBY G. GARDNER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED VOLUME 268, PAGE 214.

RIGHT OF WAY DEED FOR PUBLIC ROAD DATED 7-12-1951 BY AND BETWEEN MRS. ADA KELLY AND SHELBY COUNTY RECORDED IN

WARRANTY DEED, JOINT TENANTS

WITH RIGHT OF SURVIVORSHIP

CBT File #2208118

DEED BOOK 147, PAGE 514.

TRANSMISSION LINE PERMIT DATED 6-25-1937 BY AND BETWEEN MRS. LILLIE SPEARMAN AND GORDON SPEARMAN AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 103, PAGE 188.

RIGHT OF WAY EASEMENT DATED JUNE 23, 1971 BY AND BETWEEN MARY S. SLAUGHTER AND M.E. SLAUGHTER AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 268, PAGE 809.

RIGHT OF WAY EASEMENT DATED MAY 18, 1962 BY AND BETWEEN DAN H. DURHAM AND MARY LOU JACKSON AND COLONIAL PIPELINE COMPANY RECORDED IN DEED BOOK 220, PAGE 820.

RIGHT OF WAY DEED FOR PUBLIC ROAD DATED 7-27-1951 BY AND BETWEEN D.H. DURHAM, MARY L. JACKSON AND SHELBY COUNTY RECORDED IN DEED BOOK 147, PAGE 511.

TRANSMISSION LINE PERMIT DATED 5-3-1951 BY AND BETWEEN ADA KELLEY AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 147, PAGE 45.

TRANSMISSION LINE PERMIT DATED 5-10-1951 BY AND BETWEEN DAN H. DURHAM, MARY LOU JACKSON AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 147, PAGE 46.

RIGHT OF WAY AND EASEMENT DATED 8-6-1941 BY AND BETWEEN L.J. TENNYSON, VIOLA TENNYSON AND PLANTATION PIPE LINE COMPANY RECORDED IN DEED BOOK 112, PAGE 254.

TRANSMISSION LINE PERMIT DATED 6-8-1944 BY AND BETWEEN L.J. TENNYSON, VIOLA TENNYSON AND ALABAMA POWER COMPANY RECORDED IN DEED BOOK 118, PAGE 497.

RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET OUT IN INSTRUMENT(S) RECORDED IN INSTRUMENT #20070517000229750.

EASEMENT TO BELL SOUTH RECORDED IN INSTRUMENT # 20061023000521080.

DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT #20080109000013350.

RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT #20080829000346560 AND INSTRUMENT #2008061000027040

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 the 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.

WARRANTY DEED, JOINT TENANTS

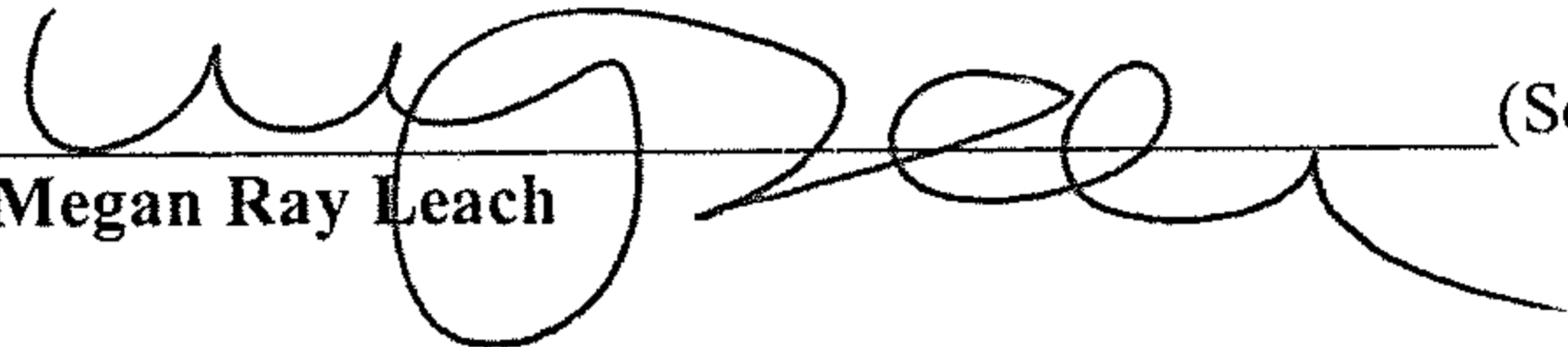
WITH RIGHT OF SURVIVORSHIP

CBT File #2208118

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), September 9, 2022.


Justin Morgan Leach

(Seal)


Megan Ray Leach

(Seal)

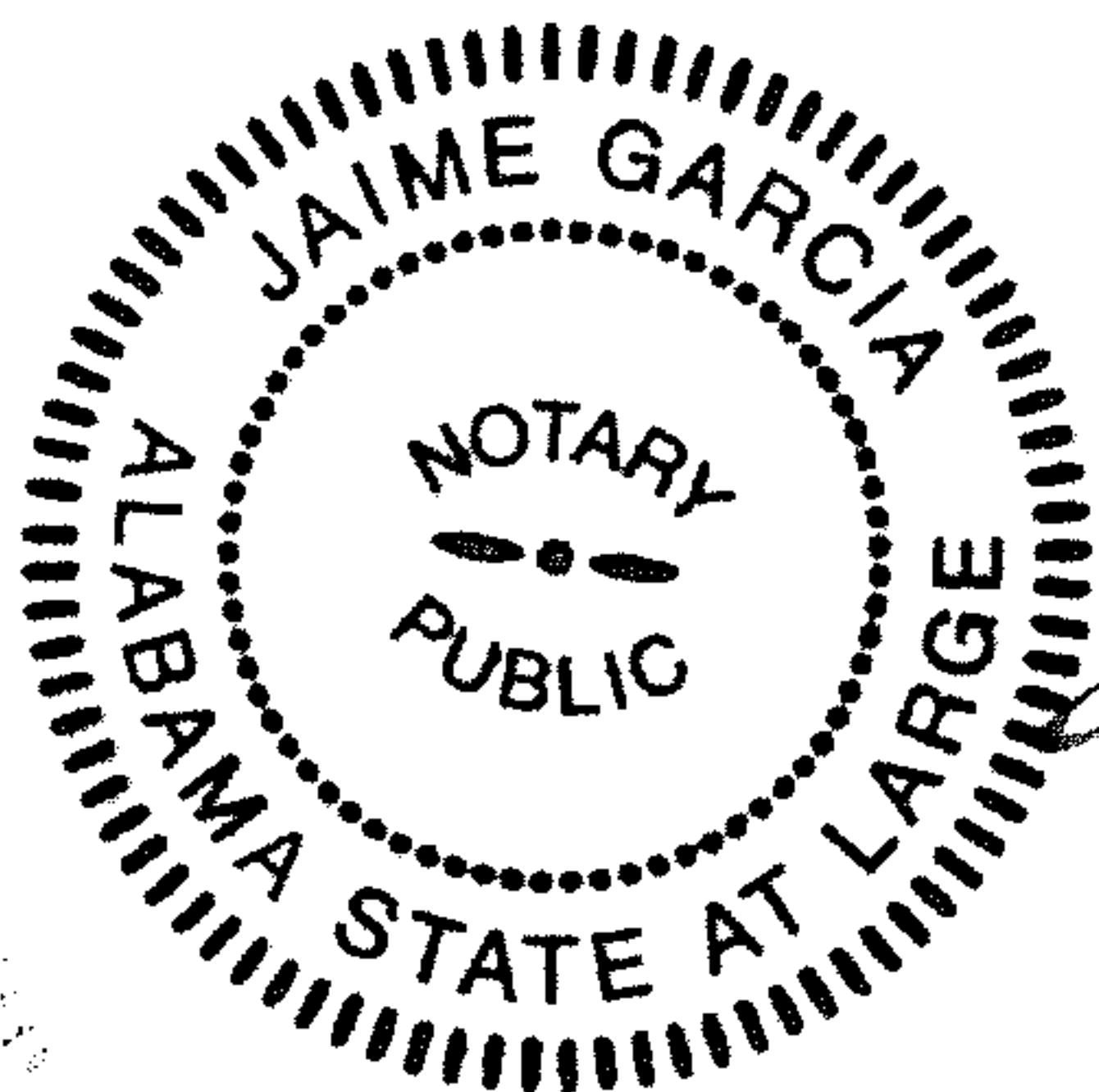
STATE OF ALABAMA

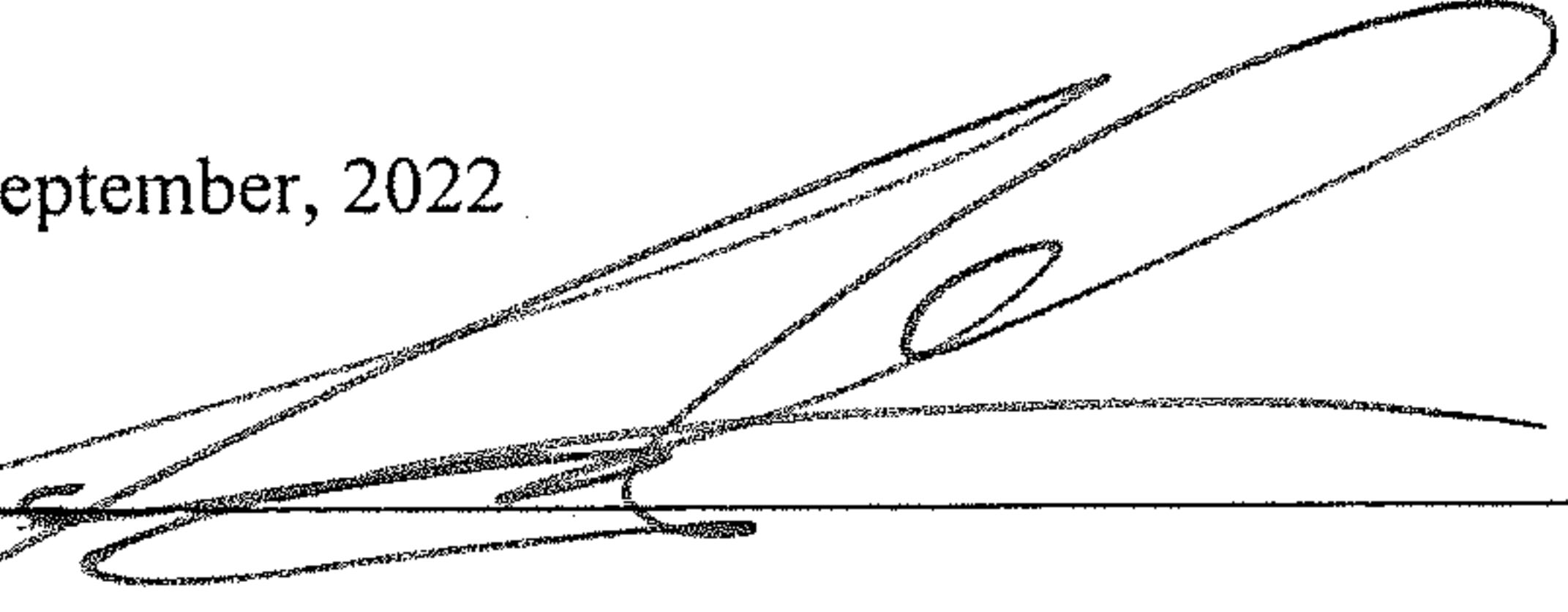
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Justin Morgan Leach, husband and wife Megan Ray Leach**, 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/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of September, 2022.




Notary Public.

(Seal)

My Commission Expires: 02/09/24

Real Estate Sales Validation Form***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Justin Morgan Leach and Megan Ray Leach Grantee's Name Randall S. Clements Trust-2014

Mailing Address 3241 Verdure Drive
Birmingham, Alabama 35226Property Address 108 Sharpe Street,
Sterrett, Alabama 35147Mailing Address 108 Sharpe Street
Sterrett, Alabama 35147Date of Sale 09/09/2022Total Purchase Price \$240,000.00

or

Actual Value _____

or

Assessor's Market Value _____

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/14/2022 11:02:43 AM
\$271.00 JOANN
20220914000356200The purchase price or actual value claimed or Allen S. Byrd 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 _____

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 of 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 9/9/2022Print Randall S. Clements Trust-2014☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one