

SEND TAX NOTICE TO:

Jacob R. Eady and Brittany R. Cleckler
13399 Highway 43
Vandiver, AL 35176

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED TEN THOUSAND AND 00/100 (\$210,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Stephanie Marie Ledlow, as Personal Representative of the Estate of Norman Dee Ledlow, deceased, Shelby County Probate Case No. PR-2023-000449, Michael Dwight Ledlow, a married man, Kathleen Rena Ledlow, a married woman, and Stephanie Marie Ledlow, a married woman, as the heirs at law of Nickey Ledlow, deceased**, whose address is 7263 President Street, Leeds, AL 35094 (hereinafter "Grantor", whether one or more), by **Jacob R. Eady and Brittany R. Cleckler**, whose address is , (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Jacob R. Eady, and Brittany R. Cleckler**, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 13399 Highway 43, Vandiver, AL 35176 to-wit:**

Commence at the southwest corner of the southeast 1/4 of the northwest 1/4 of section 12, township 18 south, range 1 east, shelby county, alabama; thence run north 00°28'49" west for a distance of 789.89 feet to a point; thence run north 89°45'08" east for a distance of 253.91 feet to a point; thence run north 89°29'28" east for a distance of 149.91 feet to a point; thence run north 89°31'09" east for a distance of 205.06 feet to a found 1/2" capped rebar stamped "wls"; thence continue north 89°31'09" east for a distance of 214.87 feet to a found 1" crimp; thence run south 00°30'39" east for a distance of 210.58 feet to a found 1/2" capped rebar; thence run south 00°33'08" east for a distance of 253.86 feet to a set 5/8" capped rebar stamped "clinkscales" and the point of beginning of the parcel herein described; thence continue south 00°33'08" east for a distance of 10.57 feet to a found 1" crimp; thence continue south 00°33'08" east for a distance of 182.30 feet to a set 5/8" capped rebar stamped "clinkscales" on the northerly right-of-way of highway 43 (a.k.a. vandiver road) (80" right-of-way); thence run along said right-of-way south 89°57'47" west for a distance of 21.66 feet to a found concrete monument; thence continue along said right-of-way south 89°30'17" west for a distance of 129.58 feet to a found 1/2" capped rebar stamped "parks", said point being on a curve to the left having a radius of 11495.24 feet, a delta angle of 00°08'26", a chord bearing of south 89°27'55" west, and a chord distance of 28.18 feet; thence run along the arc of said curve and said right-of-way for a distance of 28.18 feet to a found 1/2" capped rebar; thence leaving said right-of-way, run north 00°26'27" west for a distance of 173.11 feet to a set 5/8" capped rebar stamped "clinkscales"; thence run north 77°12'54" east for a distance of 95.25 feet to a set 5/8" capped rebar stamped "clinkscales"; thence run north 89°57'06" east for a distance of 86.00 feet to the point of beginning.

Subject property includes a 2010 KABCO PLATINUM manufactured home, comprised of two sections with the following serial numbers: KB025707A10 & KB025707B10. Said manufactured home is permanently affixed to said real property, with wheels and axles removed, to be taxed and assessed as realty, thereby forming a part of the realty.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$206,196.00 executed and recorded simultaneously herewith.

The subject property does not constitute the homestead of the grantor nor their spouse.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 30th day of November, 2023.

Stephanie Marie Ledlow *PERSONAL REPRESENTATIVE*

Stephanie Marie Ledlow, as Personal Representative of the Estate of Norman Dee Ledlow, deceased, Shelby County Probate Case No. PR-2023-000449

Stephanie Marie Ledlow

Stephanie Marie Ledlow

Poor Quality

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Stephanie Marie Ledlow, as Personal Representative of the Estate of Norman Dee Ledlow, deceased, Shelby County Probate Case No. PR-2023-000449 whose name(s) is/are signed to the foregoing conveyance, as such Executor/Administrator and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

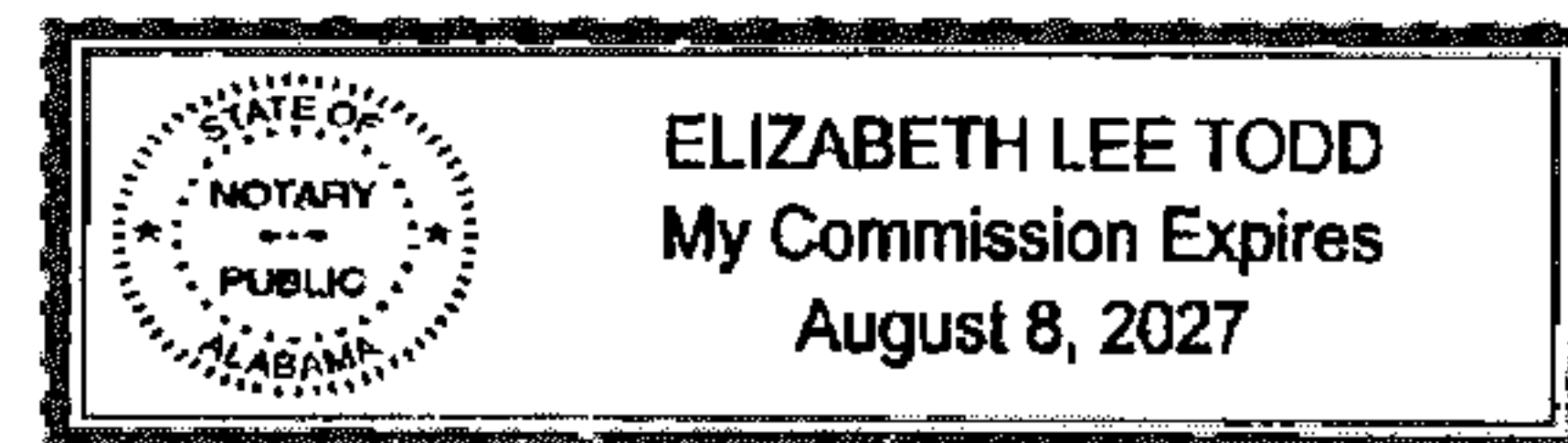
I, the undersigned Notary Public in and for said County and State, hereby certify that Stephanie Marie Ledlow, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, 2023.

Elizabeth Lee Todd

Notary Public

My Commission Expires: 08/08/2027



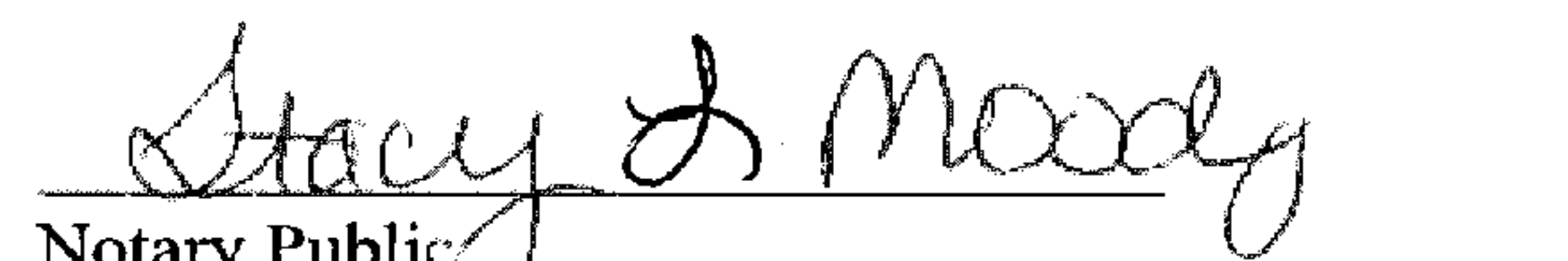
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 17 day of November, 2023.

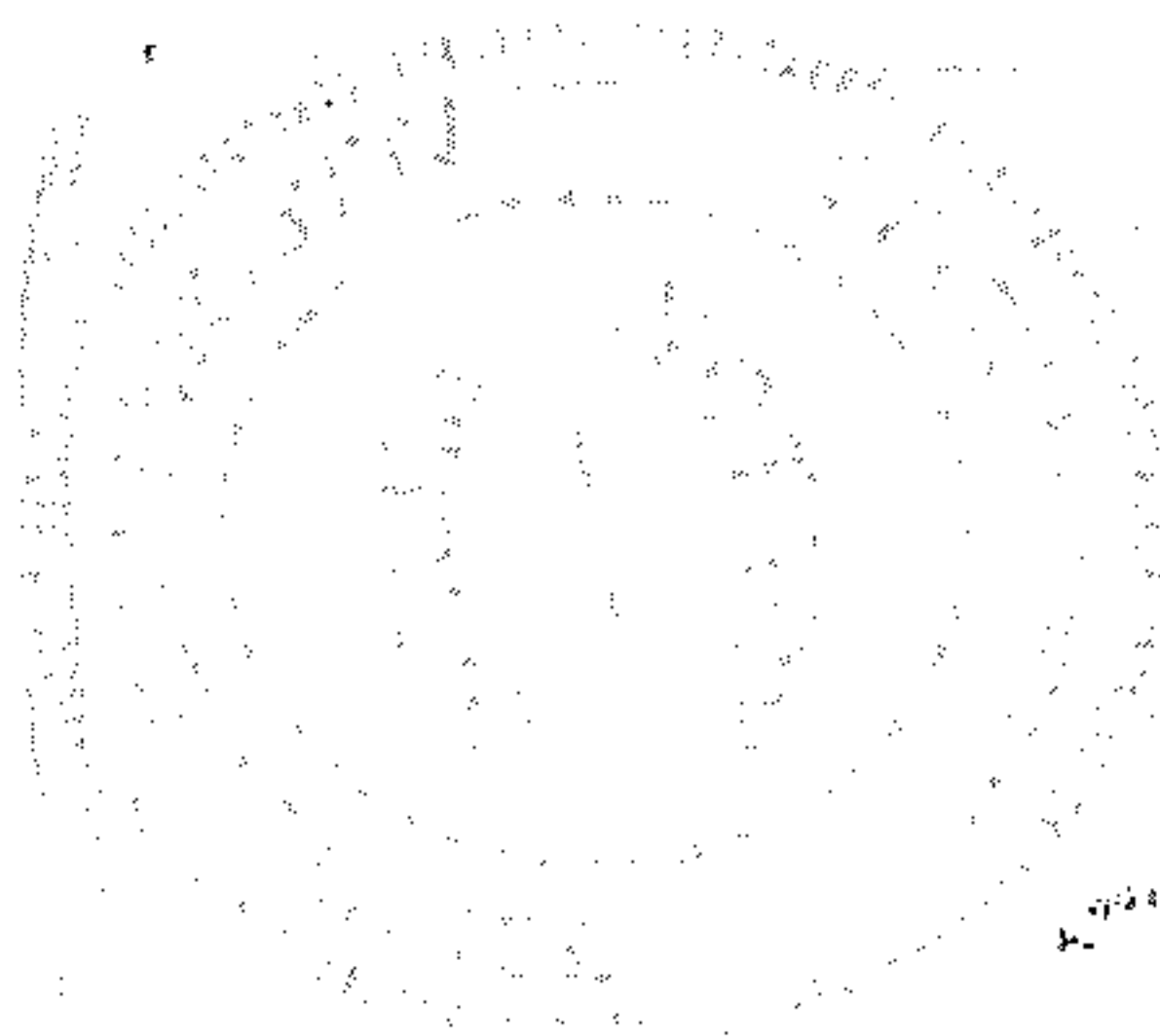

Michael Dwight Ledlow

STATE OF ALABAMA
COUNTY OF Mobile

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael Dwight Ledlow, whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of November, 2023.


Notary Public
My Commission Expires: 4-7-2026



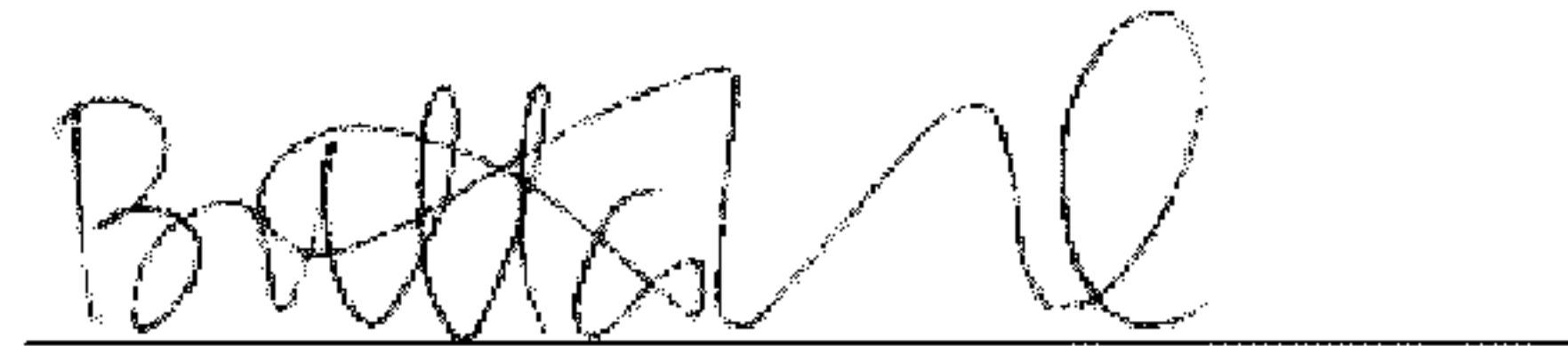
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 15th day of November, 2023.


Kathleen Rena Ledlow

STATE OF ALABAMA
COUNTY OF SHELBY

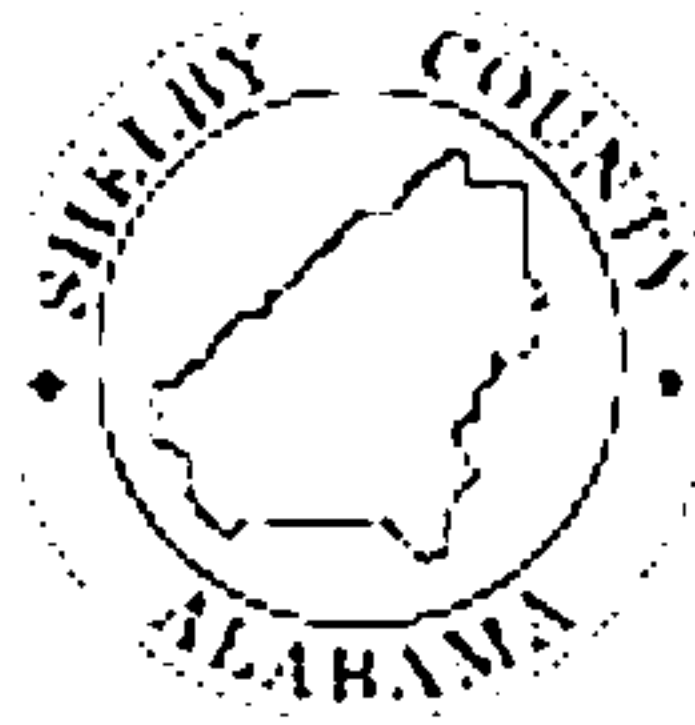
I, the undersigned Notary Public in and for said County and State, hereby certify that Kathleen Rena Ledlow, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of November, 2023.



Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2023 12:22:58 PM
\$42.00 PAYGE
20231205000351230

