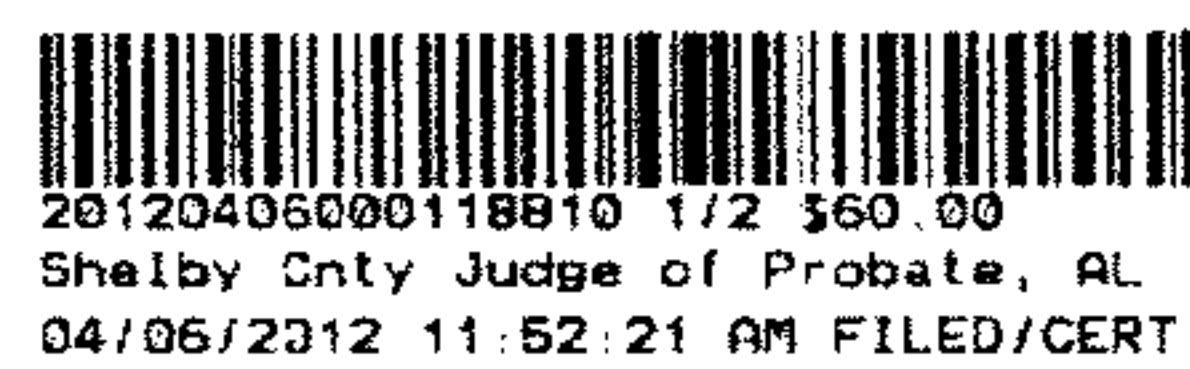


20240715000215420
07/15/2024 03:52:20 PM
CORDEED 1/2

SEND TAX NOTICE TO:
James Cleckler and Sandra Cleckler
260 Holly Lane
Sterrett, Alabama 35147

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

**This deed is being re-recorded to add a statement regarding
Sarah M. North.

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Forty Five Thousand dollars & no cents (\$45,000.00)
To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,
John W. Mack, an unmarried man (herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto
James Cleckler and wife, Sandra Cleckler (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:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 19, RANGE 1 EAST,
SHELBY COUNTY, ALABAMA: THENCE NORTH 89 DEGREES 32 MINUTES
57 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID
QUARTER-QUARTER A DISTANCE OF 388.35 FEET TO A 1/2 FOOT REBAR
ON THE WESTERLY RIGHT OF WAY OF THE ALABAMA POWER CO.
EASEMENT; THENCE NORTH 29 DEGREES 02 MINUTES 38 SECONDS,
WEST ALONG SAID EASEMENT A DISTANCE OF 77.95 FEET TO A 1/2
FOOT CAPPED REBAR SET, SAID POINT BEING THE POINT OF
BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE
CONTINUE NORTH 29 DEGREES 02 MINUTES 38 SECONDS WEST ALONG
SAID EASEMENT A DISTANCE OF 252.84 FEET TO A 1/2 FOOT CAPPED
REBAR SET; THENCE ACROSS SAID EASEMENT NORTH 60 DEGREES 28
MINUTES 44 SECONDS EAST A DISTANCE OF 70.76 FEET TO A 1/2 FOOT
CAPPED REBAR SET; THENCE NORTH 63 DEGREES 01 MINUTES 43
SECONDS EAST ACROSS SAID EASEMENT A DISTANCE OF 54.28 FEET TO
A 1/2 FOOT CAPPED REBAR SET ON THE EASTERLY RIGHT OF WAY OF
SAID EASEMENT; THENCE CONTINUE NORTH 63 DEGREES 01 MINUTES
43 SECONDS EAST A DISTANCE OF 219.50 FEET TO A 1/2 FOOT CAPPED
REBAR SET ON THE CENTERLINE OF AN EXISTING 40 FOOT EASEMENT;
THENCE SOUTH 13 DEGREES 31 MINUTES 41 SECONDS EAST A
DISTANCE OF 277.01 FEET TO A 1/2 FOOT CAPPED REBAR SET; THENCE
SOUTH 38 DEGREES 17 MINUTES 28 SECONDS WEST A DISTANCE OF
141.10 FEET TO A 1/2 FOOT CAPPED REBAR SET; THENCE NORTH 90
DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 160.17 FEET
TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO ATTACHED TO THE ABOVE DESCRIBED PROPERTY IS THE
FOLLOWING MOBILE HOME:

1987 FLEETWOOD MOBILE HOME
SERIAL # 0188

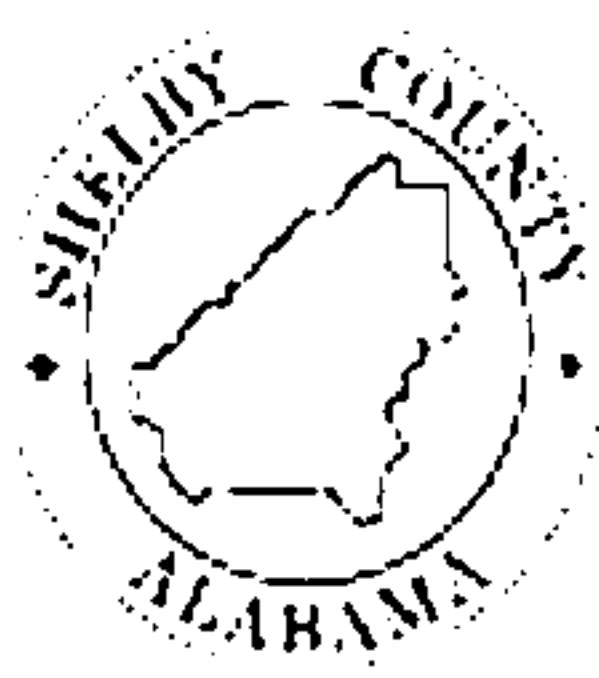
I certify this to be a true and
correct copy See - S. Boyd

Probate Judge
Date 7/12/24 Shelby County
pages 2
Initial Cpd

Subject to: (1) Taxes for the year 2012 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants
and conditions of record, if any (3) Mineral and mining rights, if any.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

Shelby County, AL 04/06/2012
State of Alabama
Deed Tax: \$45.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/15/2024 03:52:20 PM
 \$26.00 LAURA
 20240715000215420

Allen S. Boyd

\$0.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Sarah M. North, a joint grantee in deed recorded in Instrument #20100405000100520,
 Subject to: died on May 12, 2011.

1. All taxes for the year 2012 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
6. Such state of facts as shown on subdivision plat recorded in Plat Book , Page .
7. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but limited to, oil, gas, sand and gravel in, on, and under subject property.
 Anything to the contrary notwithstanding this deed does not attempt to set out the manner in which any oil, gas, or mineral rights, or any rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.
8. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.
9. Right of Way to Alabama Power Company as recorded in Deed Book 127, Page 345; Deed Book 127, Page 342; Deed Book 134, Page 109; Deed Book 274, Page 688 and Deed Book 275, Page 595.
10. Right of Way to Shelby County as recorded in Deed Book 135, Page 166.
11. Grant of easement for ingress, egress and utilities in Book 167, Page 827.

TO HAVE AND TO HOLD Unto the said **GRANTEE(S)** 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 **GRANTEE(S)**, 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 **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this March 9, 2012.

John W. Mack By; By Edward J. Waldron
 (Seal)
 John W. Mack, By: Edward J. Waldron, Attorney in Fact
Attorney in fact

STATE OF ALABAMA

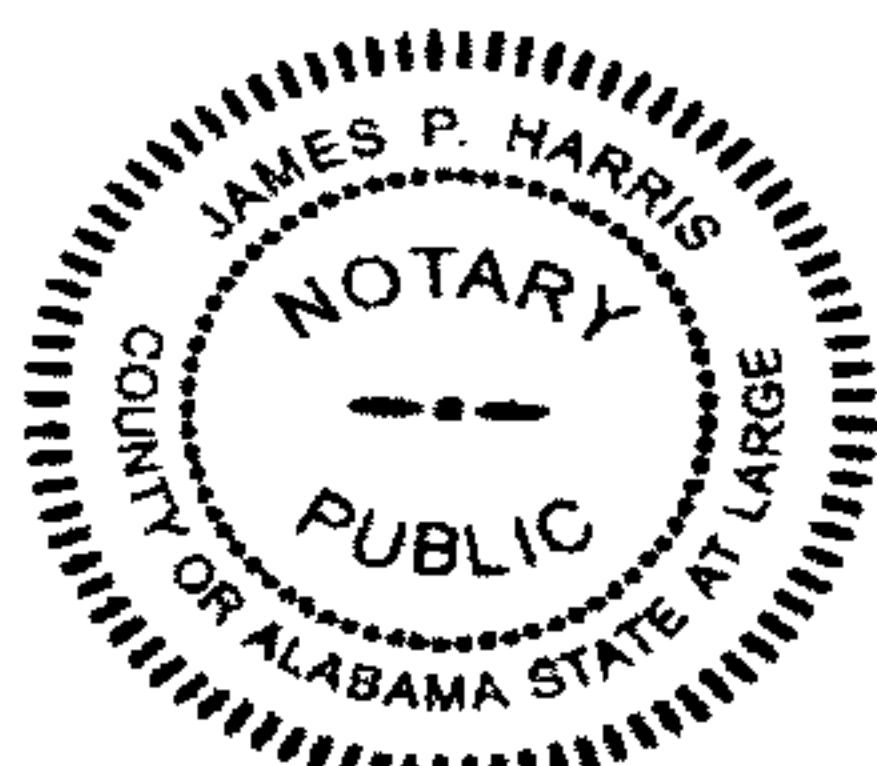
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Edward J. Waldron** whose name as Attorney in Fact for John W. Mack, an unmarried man, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.
 Given under my hand and seal on March 09, 2012.

J. P. Harris
 Notary Public

My commission expires: 5/6/2024

WARRANTY DEED, JOINT TENANTS
 WITH RIGHT OF SURVIVORSHIP



20120406000118810 2/2 \$60.00
 Shelby Cnty Judge of Probate, AL
 04/06/2012 11:52:21 AM FILED/CERT