

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Charles L. Cline and Amy Cline
2137 Partridge Berry Road
Birmingham, AL 35244

Presents:

THAT IN CONSIDERATION OF FIVE HUNDRED TWENTY THOUSAND AND 00/100 (\$520,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, J. Steven Clark and Jacqueline J. Clark , a married couple (herein referred to as grantors) do grant, bargain, sell and convey unto Charles L. Cline and Amy Cline, husband and wife (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 26, according to the Third Addition to Riverchase West, as recorded in Map Book 7, Page 139, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$410,000.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith

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.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), THIS THE 17TH DAY OF APRIL 2025

J. Steven Clark by Jacqueline J. Clark His Attorney in Fact

J. Steven Clark BY JACQUELINE J CLARK HIS ATTORNEY IN FACT

Jacqueline J. Clark.
Jacqueline J. Clark

STATE OF Alabama

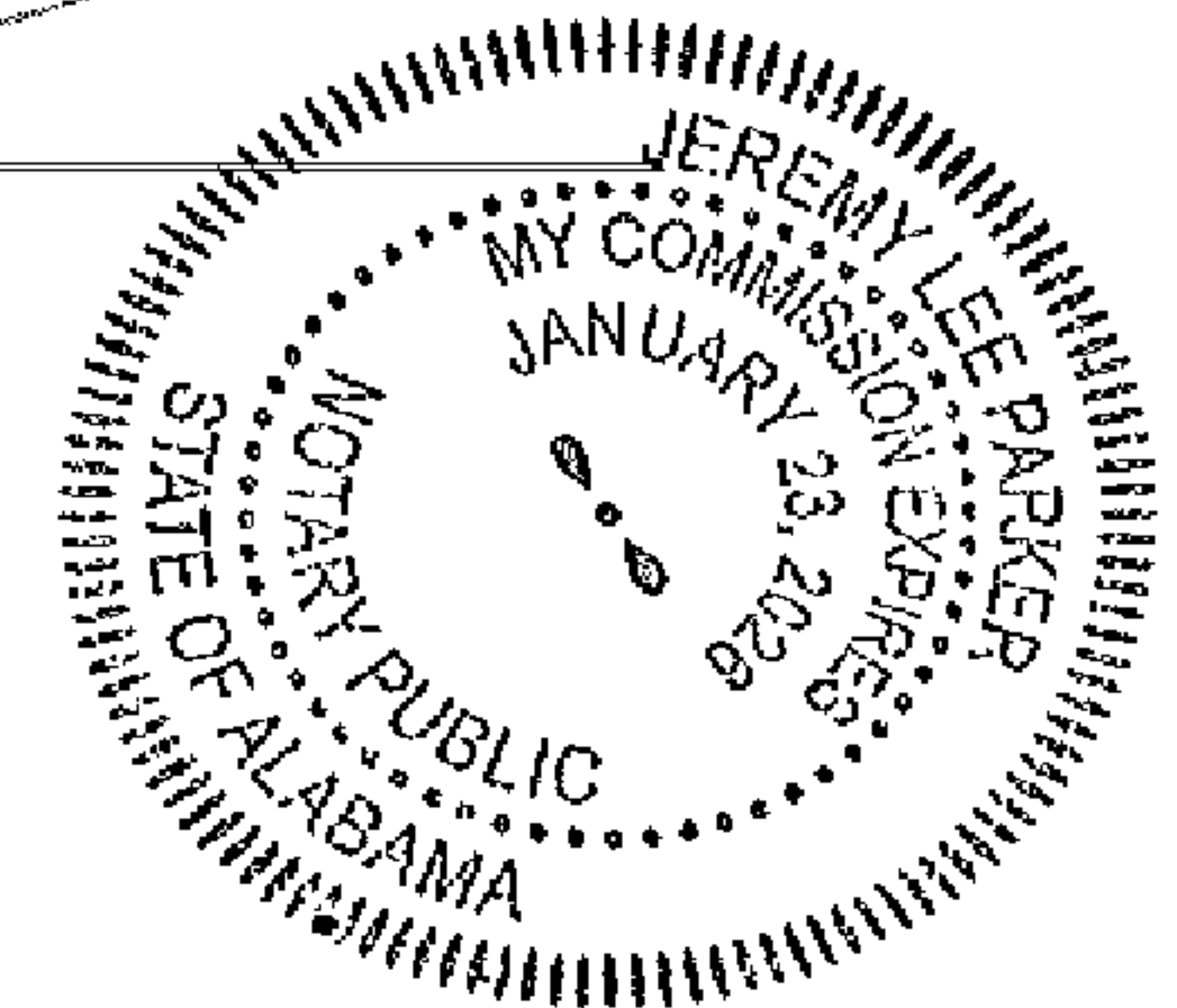
COUNTY Jefferson

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JACQUELINE J CLARK as Attorney in Fact for J STEVEN CLARK, whose name(s)is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the Conveyance that JACQUELINE J CLARK in his/her capacity as Attorney in Fact did executed the same voluntarily and acting within the scope and power of said Power of Attorney for J STEVEN CLARK on the day the same bears date .

Given under my hand and official seal this 17TH day of APRIL 2025

[Signature]

NOTARY PUBLIC
MY COMMISSION EXPIRES



STATE OF **ALABAMA**
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Jacqueline J. Clark whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17th day of April, 2025

Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1320 Alford Ave Ste 102
Birmingham, AL 352226

[Signature]

Notary Public
My Commission Expires:

