

WARRANTY DEED

20180503000149930
05/03/2018 08:22:08 AM
DEEDS 1/1

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Garrett A Grater
Ryan Nicole Grater
10300 Highway 55
Westover, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

WBG Enterprises, LLC

(herein referred to as Grantor) do grant, bargain, sell and convey unto

Garrett A Grater and Ryan Nicole Grater

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

Lot 18, according to the Survey of Maple Leaf Estates, as recorded in Map Book 39, Page 39, in the Probate Office of Shelby County, Alabama.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

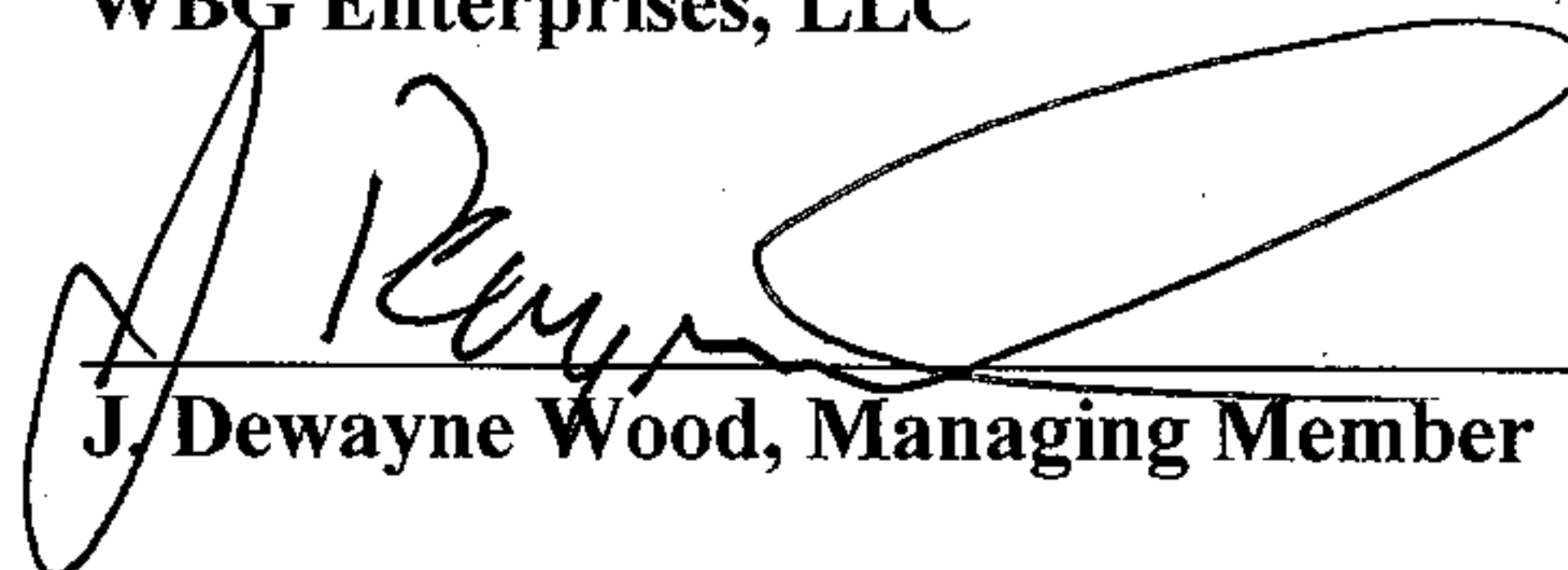
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in 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 said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, WBG Enterprises, LLC, by its Managing Member, J. Dewayne Wood who is authorized to execute this conveyance, has hereto set its signature and seal, this April 12, 2018.

WBG Enterprises, LLC

by:

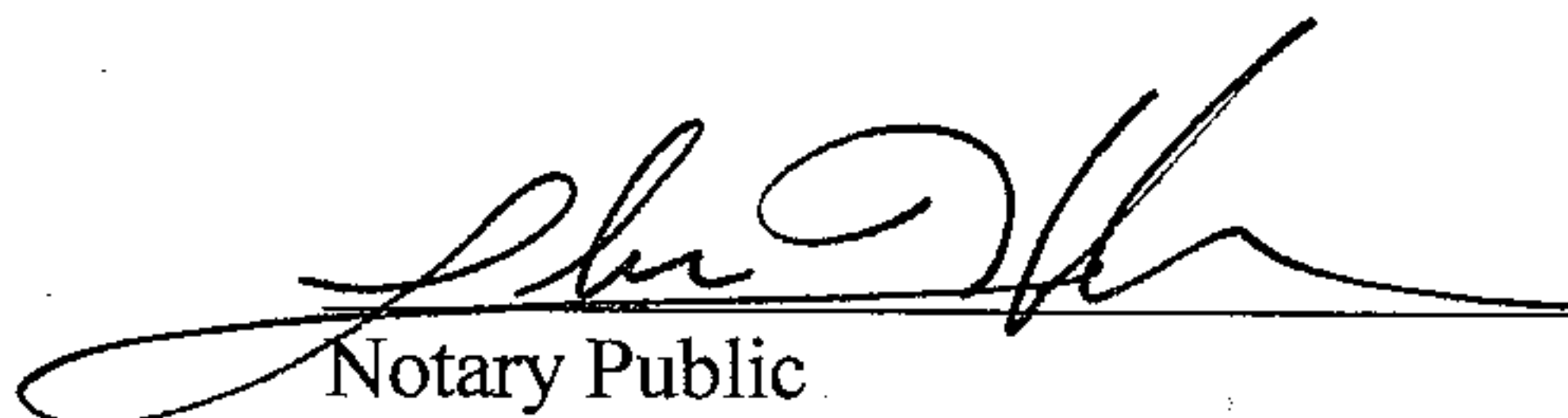

J. Dewayne Wood, Managing Member

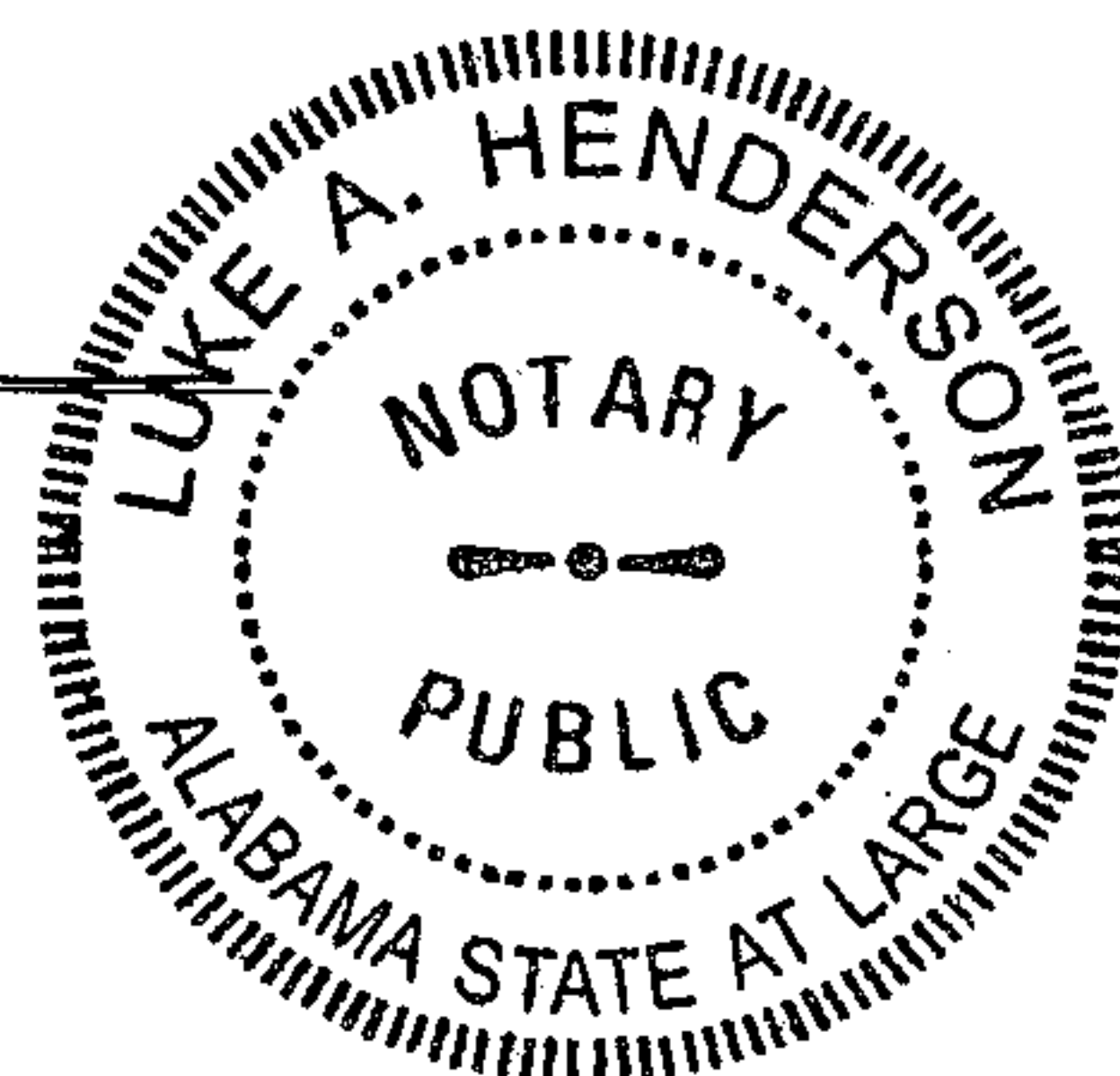
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. Dewayne Wood whose name as Managing Member of WBG Enterprises, LLC, is 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, J. Dewayne Wood, in his capacity as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this April 12, 2018.

My Commission Expires: 07/26/2020


Notary Public



Grantor's Address:
P.O. Box 357
Westover, AL 35185

Property Address:
Lot 18 Maple Leaf Estate



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/03/2018 08:22:08 AM
\$40.00 CHERRY
20180503000149930

