

IN THE MATTER OF THE ESTATE OF
JUDITH L. GRATER, deceased

IN THE CIRCUIT COURT FOR
SHELBY COUNTY, ALABAMA
CIVIL ACTION NUMBER
CV-84-317

ORDER APPROVING PRIVATE SALE

Eugene Grater was the husband of the decedent, Judith Grater, and Lisa Grater Philen is the adult daughter of Judith Grater, and Douglas Eugene Grater and Paul William Grater are the minor children of Judith Grater. Judith Grater died intestate, owning a one-fourth interest in certain property, the description of which will be attached to this order and marked Exhibit "A". Eugene Grater and Lisa Grater Philen petitioned this court to sell the property at private sale, and a guardian ad litem was appointed to represent the minor children. The court took sworn testimony in open court.

It is the finding of this court that the subject property cannot be equitably divided, that the fair market of the subject property is Eighteen Thousand Dollars (\$18,000), that the said heirs own a one-fourth interest in this property, and that the shares of the said minor children amounts to Seven Hundred Fifty Dollars (\$750) for each child.

Wherefore, upon the payment into court of Fifteen Hundred Dollars (\$1,500), the said amount representing the interest of the two minor children, Douglas Eugene Grater and Paul William Grater, the clerk of this court is hereby directed to execute a register's deed conveying all of the said minor children's right, title to and interest in the subject property to Gerald W. and Nancy C. Kohler. (The other owners of the property being adults may convey their interests) Out of this amount, William R. Justice is to be paid One Hundred Twenty-five Dollars (\$125) for his services as guardian ad litem. The remainder of the money shall be kept by the Circuit Clerk and invested in an interest-bearing account, to be paid out to each minor when he reaches his age of majority, pending further order of court.

DONE and ORDERED this 13 day of December, 1984.

Robert R. Armstrong, Jr.
Robert R. Armstrong, Jr.
Circuit Judge

FILED IN OFFICE THIS THE 13th DAY
OF December, 1984

Kyle Sanford

Clerk of Circuit Court
Shelby County, Alabama

his instrument was prepared by

Name) Mickey L. Johnson, Attorney at Law

Address) P. O. Box 427
Polham, AL 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

STATE OF ALABAMA

HELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

that in consideration of Five Thousand and No/100 Dollars (\$5,000.00)

the undersigned grantor (whether one or more), in hand paid by the grantor herein, the receipt whereof is acknowledged, I
we, Eugene Grater and wife, Judith Grater

herein referred to as grantor, whether one or more). grant, bargain, sell and convey unto
Paul Williams and wife, Mildred L. Williams and Judith L. Grater and James K. Williams

herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

on the NW corner of the SW quarter of the SE quarter of Section 2, Township 20 South, Range West run southerly along the West boundary line of said quarter-quarter section 674.98 ft.; thence turn an angle of 78°26' to the left and run Southeasterly 227.25 ft.; thence continue southeasterly along last said course for 299.25 ft.; thence turn an angle of 78°26' to the right and run Southerly 344.02 ft.; thence turn an angle of 91°51' to the right and run Southerly 195.21 ft. to the point of beginning of the land herein conveyed; thence turn an angle of 90° to the right and run Northerly 210 ft. to a point; thence turn an angle of 90° to the left and run Westerly for 103 ft. to a point; thence turn an angle of 90° and run Southerly 103 ft. to a point and thence turn an angle to the left and run 103 ft. more or less, to the point of beginning, consisting of approximately 1/2 acre, more or less.

I have and to hold to the said grantees for and during their lives and upon the death of the survivor of them, to Judith L. Grater and James K. Williams, and to their heirs and assigns forever.

XJH0KCLXZT80L0LTKHXN9E02XAN19,MS,RR,BY,XJH-HE713 And 2337,ms 10,et al.

and I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this.....
 y of..... 19.....

)
 Paid TAX \$5.00
 Rec 2.50
 Ind 1.00
8.50

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED... (SEAL)
 1983 MAR -8 AM 11:00
 (SEAL)

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
DOCUMENT WAS FILED... (SEAL)

1983 MAR -8 AM 11:00

(SEAL)

James A. Snowden, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

Marsha A. Graham

said State, hereby certify that Eugene Grater and Judith Grater

Those name(s) **are** signed to the foregoing conveyance, and who **are** known to me, acknowledged before me on this day, it being informed of the contents of the conveyance, **they** executed the same voluntarily on the day the foregoing bears date.

Given under my hand and official seal this 4th day of

March

Maisha A.
Notary Public

Notary Public