

REGISTER'S DEED OF PRIVATE SALE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That, WHEREAS, Eugene Grater and Lisa Grater Philen petitioned the Court to sell property at private Sale and a guardian ad litem was appointed to represent two (2) minor children, Douglas Eugene Grateer and Paul William Grater, and on the 13th day of December, 1984, a Order Approving Private Sale was rendered in the Circuit Court of Shelby County, Alabama, Civil Action Number CV-84-317, in the matter of the Estate of Judith L. Grater, deceased, wherein and whereby it was ordered and decreed that upon the payment to the Register of said Court of the sum of ONE THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS (\$1,500.00) [SEVEN HUNDRED, FIFTY AND NO/100 DOLLARS (\$750.00) each for Douglas Eugene Grater and Paul William Grater], the said Register executed and delivered to GERALD W. KOHLER and wife, NANCY C. KOHLER, a deed conveying all of the right, title, claim and interest of Douglas Eugene Grater and Paul William Grater, minors, and the Respondents in said cause, in and to said land; and,

WHEREAS, there has been paid to the undersigned Register of said Court the sum of ONE THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS (\$1,500.00).

NOW, THEREFORE, in consideration of the premise and the payment of the sum of ONE THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS (\$1,500.00), the receipt whereof is hereby acknowledged, I, Kyle Lansford, Register of the Circuit Court of Shelby County, Alabama, under and by virtue of the authority vested in me by said Order of said Court, do grant, bargain, sell and convey unto GERALD W. KOHLER and wife, NANCY C. KOHLER, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the interest of Douglas Eugene Grater and Paul William Grater in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 2, Township 20 South, Range 2 West run southerly along the West boundary line of said 1/4 1/4 section 674.98 feet; thence turn an angle of 78 deg. 26 min. to the left and run southeasterly 227.25 feet; thence continue southeasterly along last said course for 299.25 feet; thence turn an angle of 78 deg. 26 min. to the right and run southerly 344.02 feet; thence turn an angle of 91 deg. 51 min. to the right and run Westerly 195.21 feet to the point of beginning of the land herein conveyed; thence turn an angle of 90 deg. to the right and run northerly 210 feet to a point; thence turn an angle of 90 deg. to the left and run westerly for 103 feet to a point; thence turn an angle of 90 deg. and run southerly 210 feet to a point and thence turn an angle to the left and run 103 feet more or less, to the point of beginning.

Subject to restrictions and easement of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, I have hereunto signed my namd as Register aforesaid, and have affixed the seal of said Court, this 20th day of December, 1984.

Deed TAX 1.50
Rec. 2.50
Jud. 1.00
5.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 DEC 21 AM 8:54

Kyle Lansford
Kyle Lansford
Register of Circuit Court
Shelby County, Alabama

STATE OF ALABAMA Theresa A. [REDACTED]
SHELBY COUNTY JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kyle Lansford, whose name as Register of the Circuit Court of Shelby County, Alabama, 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, he, as such Register and with full authority, executed the same voluntarily for and as the act of said Court, on the day the same bears date.

Given under my hand and official seal this 20th day of December, 1984.

(NOTARIAL SEAL)

Julia M. Davenport
Notary Public