

Send tax notice to:
Paul W. and Elaine R. Grater
10300 Hwy 55
Westover, AL 35147
BHM0900492

State of Alabama
County: Shelby

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243


20091104000413160 1/3 \$70.50
Shelby Cnty Judge of Probate, AL
11/04/2009 02:49:09 PM FILED/CERT

Shelby County, AL 11/04/2009

State of Alabama

Deed Tax : \$53.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Sixty Seven Thousand Five Hundred and 00/100 Dollars (\$267,500.00) in hand paid to the undersigned Gloria McKinnon, a single person** (hereinafter referred to as Grantors”) by **Paul Grater and Elaine Grater** (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached, Exhibit “A”

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$214,000.00 and \$33,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Gloria McKinnon is the surviving grantee of the deeds dated January 27, 1986 and recorded in Book 058, Page 756 in the Office of the Judge of Probate of Shelby County, Alabama and deed dated March 9, 1995 and recorded in Instrument No. 1995-06344 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Gloria McKinnon hereunto set their signature(s) and seal(s) on October 28, 2009.


Gloria McKinnon

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gloria McKinnon, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of October, 2009.



Notary Public

Print Name:

Commission Expires:

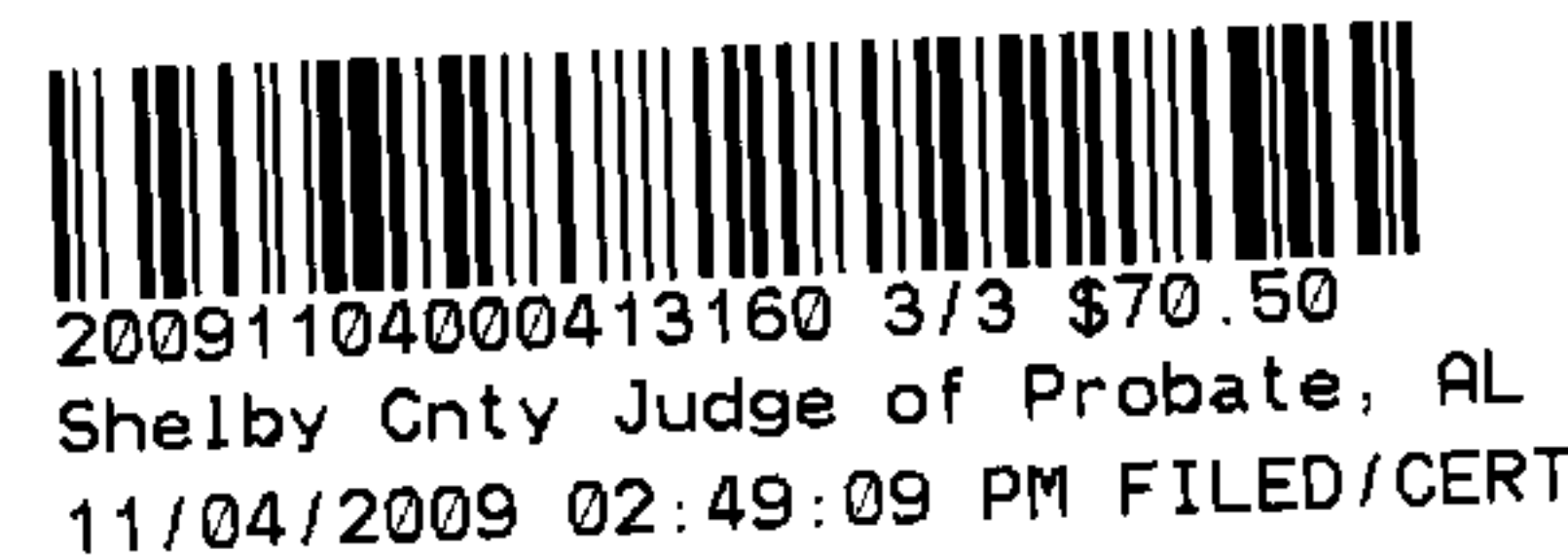
(NOTARIAL SEAL)



COMMITMENT FOR TITLE INSURANCE
Issued by
Chicago Title Insurance Company

LTC File No: 5069C-09

EXHIBIT "A" - LEGAL DESCRIPTION



PARCEL I:

Located South 1/2 of Northwest 1/4 of Southwest 1/4 of Section 22, Township 19, Range 1 East, in Shelby County, Alabama, more particularly described as:

Begin at the Southwest corner of said Northwest 1/4 of Southwest 1/4; thence run East 50 feet said point being the Point of Beginning at a point on the East right of way of Highway 55; then continue East 1250 feet; thence North 330 feet; thence run West 820 feet; thence run South 280 feet; then run West 430 feet to a point on the East right of way of said Highway 55; thence run South along right of way 50 feet to point of beginning.

Less and except any portion of subject property lying within a road right of way.

PARCEL II:

A parcel of land being located in the South 1/2 of the NW 1/4 of the SW 1/4, Section 22, Township 19 South, Range 1 East, in Shelby County, Alabama and being more particularly described as follows:

Begin at the SW corner of the NW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 1 East and run in an Easterly direction along the South line of said 1/4 - 1/4 section a distance of 50 feet to a point on the East right of way of County Highway 55; thence run North along the East line of said right of way a distance of 50 feet to the Point of Beginning; thence run in a Northerly direction along the East right of way line of County Highway 55 a distance of 280 feet; thence turn an angle to the right and run in an Easterly direction parallel with the South line of said 1/4 - 1/4 section a distance of 430 feet, more or less, to the NW corner of the parcel of land now owned by George R. McKinnon and Gloria E. McKinnon; thence turn an angle to the right and run in a Southerly direction a distance of 280 feet along the West boundary of the McKinnon property; thence turn an angle to the right and run in a Westerly direction parallel with the South line of said 1/4 - 1/4 section a distance of 430 feet, more or less, to the Point of Beginning.

Less and except any portion of subject property lying within a road right of way.