



20100915000301030 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
09/15/2010 10:27:44 AM FILED/CERT

Send tax notice to:
Aaron Eldridge
Anna Eldridge
178 Christs Way
Maylene, AL 35114

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Two Thousand and 00/100 Dollars (\$92,000.00) in hand paid to the undersigned Douglas E. Grater and Renae P. Grater, Husband and Wife, (hereinafter referred to as "Grantors"), by Aaron Eldridge and Anna Eldridge (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:

Commence at the Southeast corner of the NW 1/4 - NE 1/4 of Section 16, Township 21 South, Range 3 West; thence run West on the 1/4-1/4 line for 179.05 feet to the point of beginning; thence continue on the same line for 200.0 feet; thence right 87 degrees 29 minutes 31 seconds for 125.0 feet; thence right 92 degrees 30 minutes 29 seconds for 200.0 feet; thence right 87 degrees 29 minutes 31 seconds for 125.0 feet to the point of beginning.

Together with a 15 foot road easement described as follows:

Commence at the Southeast corner of the NW 1/4 - NE 1/4 of Section 16, Township 21 South, Range 3 West; thence run West of the 1/4-1/4 line for 186.55 feet; thence right 87 degrees 29 minutes 31 seconds for 125.0 feet to the point of beginning; thence continue on the same line for 635 feet, more or less, to County Road #26 and the point of ending.

Now known as:

Grater Subdivision (Family) as recorded in Map Book 21, Page 113, in the Probate Office of Shelby County, Alabama.

Along with a 1996 Cavalier Ultra HT, Serial No. ALCA0296560S27210A and ALCA0296560S27210B.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2010 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$90,777.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

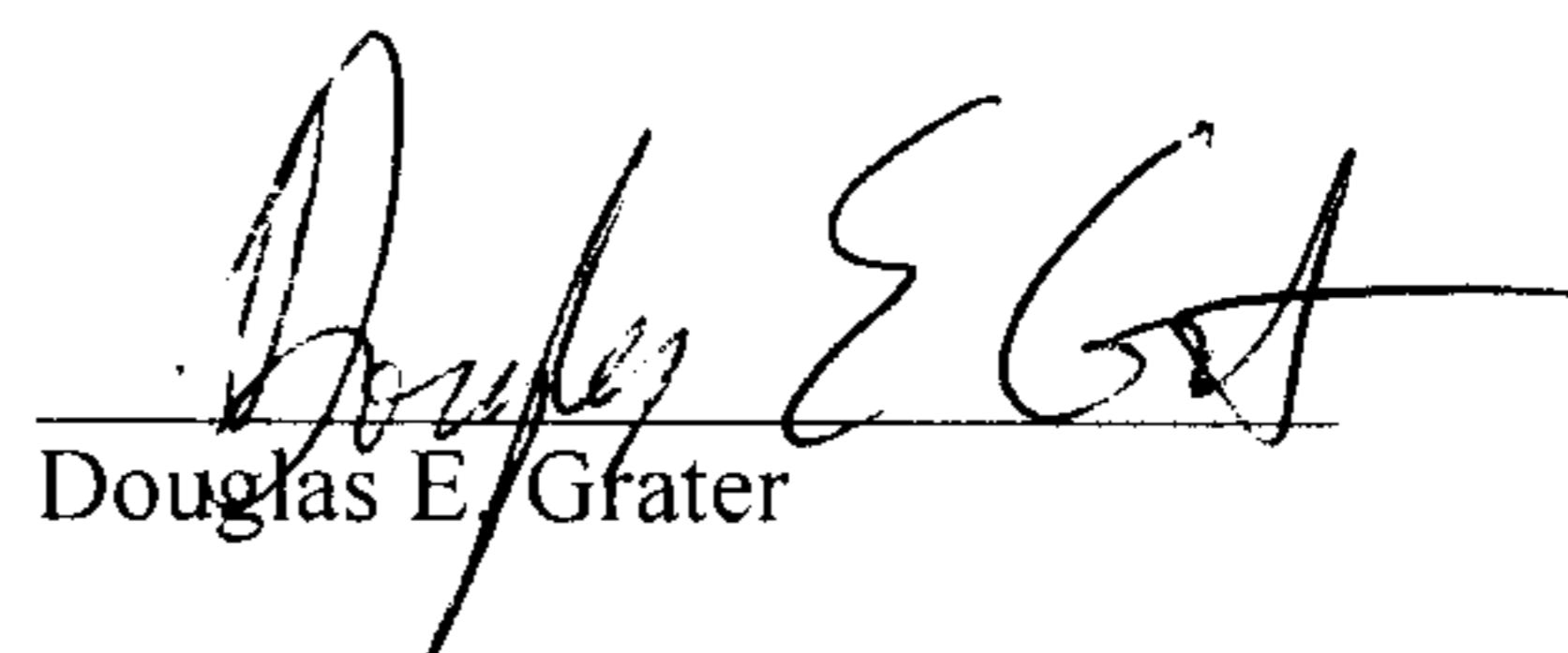
\$2760.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A 2ND MORTGAGE LOAN

20100915000301030 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
09/15/2010 10:27:44 AM FILED/CERT

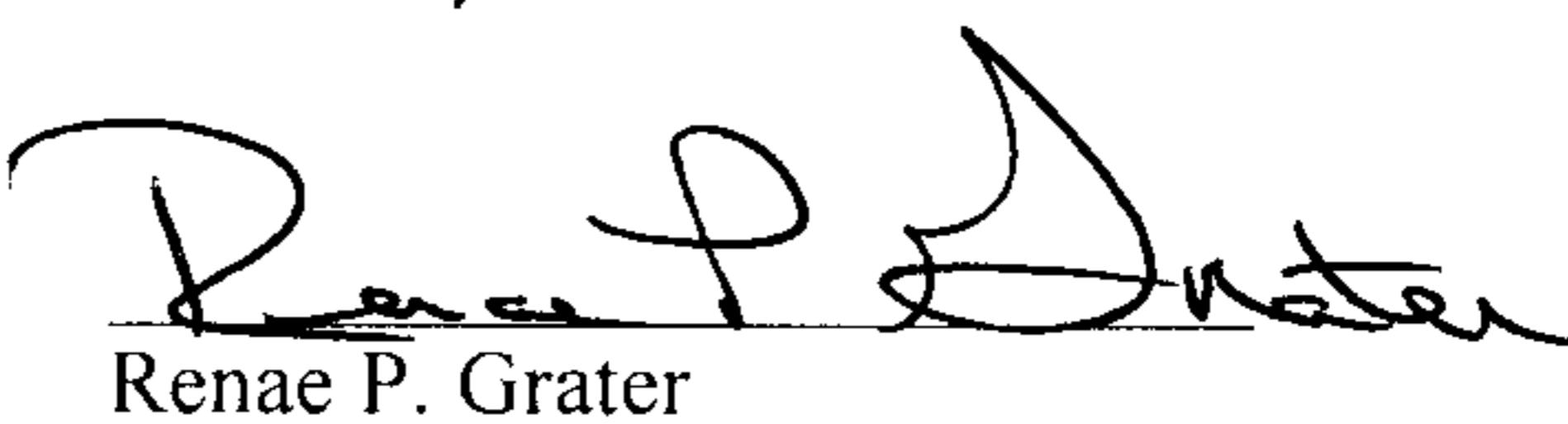
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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 it is 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Douglas E. Grater and Renae P. Grater have hereunto set their signatures and seals on September 9, 2010.



Douglas E. Grater

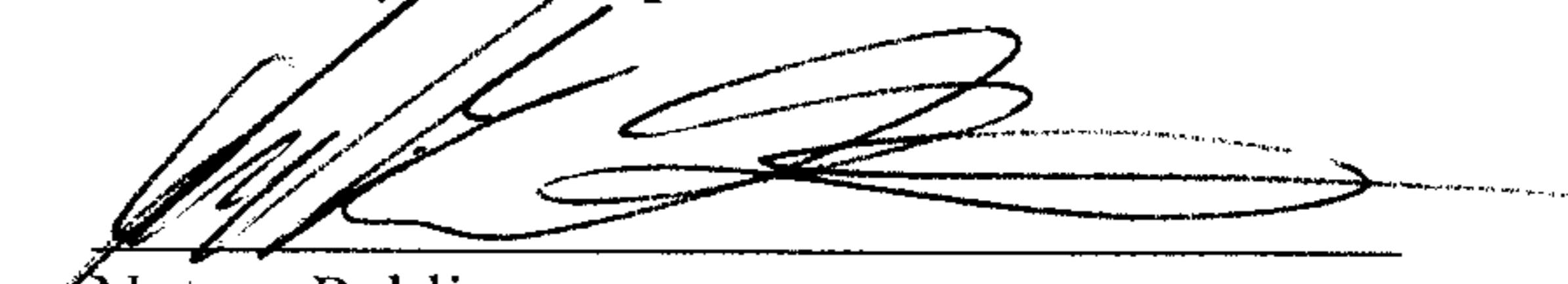


Renae P. Grater

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas E. Grater and Renae P. Grater, Husband and Wife whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of September, 2010.



Notary Public
Print Name:
Commission Expires:

(NOTARIAL SEAL)

