

## WARRANTY DEED

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

Grantee's Mailing Address/  
Send Tax Notice To:  
Cody W Granzow  
169 Greenfield Ln  
Alabaster, AL 35007

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Fifty-One Thousand and 00/100 Dollars (\$251,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Michael Ray Maner, an unmarried man;**  
**Cheryl Ann Maner Kilpatrick, a married woman;**  
**Shannon Diane Burns, a married woman;**  
**and**

**Dana Frenkel, a married woman,**  
(herein referred to as "Grantors") do grant, bargain, sell and convey unto  
**Cody W Granzow**

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 69, according to the Survey of Greenfield, Sector Two, as recorded in Map Book 16, Page 106, in the Probate Office of Shelby County, Alabama.**

**Barbara T. Maner, whom held a life estate on this property, died on or about October 2, 2021**

This property is not the homestead of any of the Grantors, nor any of the Grantors' spouses.

\$231,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

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

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 23 day of May, 2023.

Michael R Maner

**Michael Ray Maner**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Michael Ray Maner** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this May 23, 2023.

My Commission Expires:

Luke Henderson  
Notary Public



Cheryl Ann Maner Kilpatrick  
**Cheryl Ann Maner Kilpatrick**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Cheryl Ann Maner Kilpatrick** whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this May 23, 2023.

My Commission Expires:

Luke Henderson  
Notary Public





**Shannon Diane Burns**

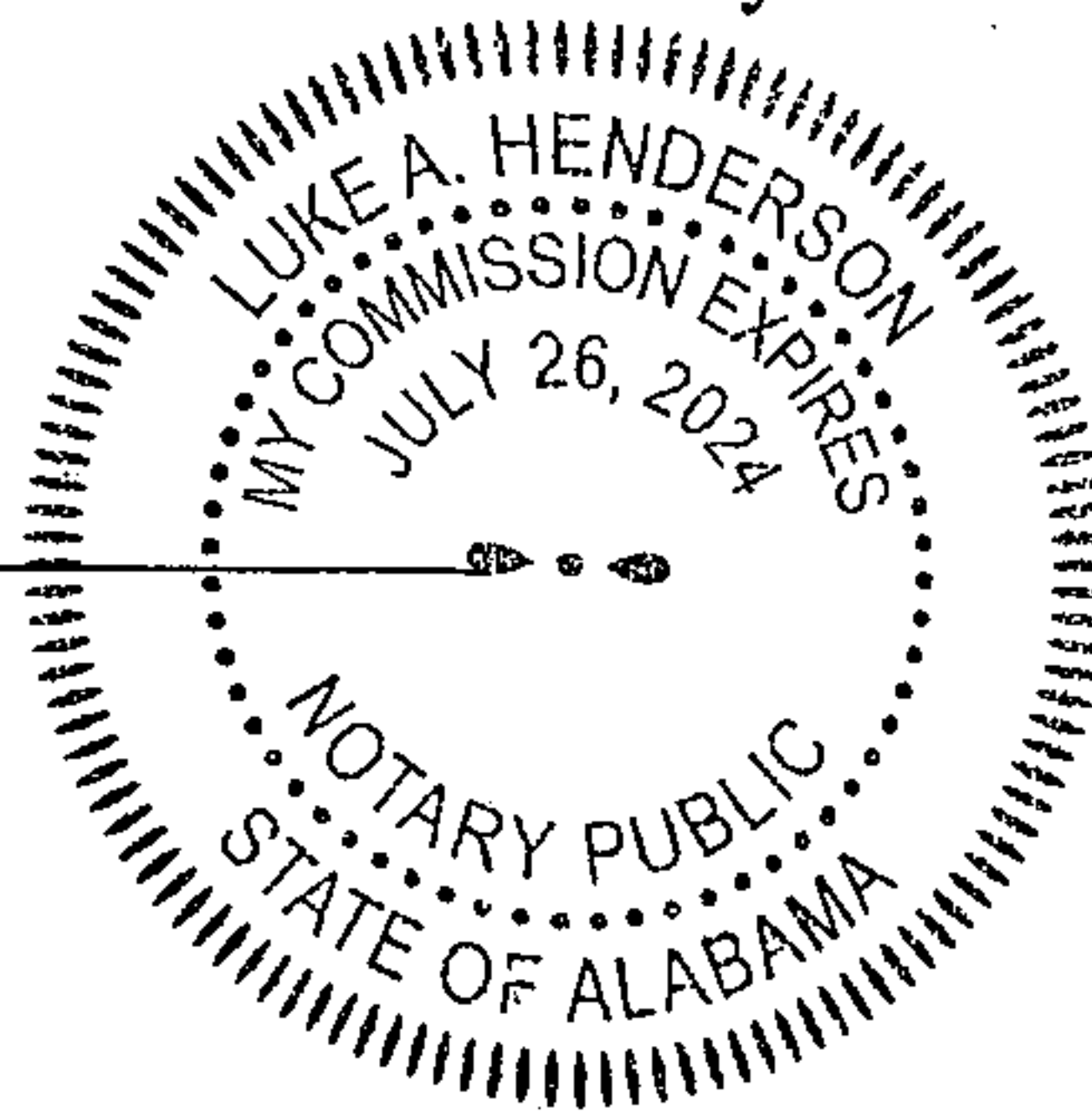
STATE OF ALABAMA                   )  
COUNTY OF JEFFERSON           )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Shannon Diane Burns** whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this May 23, 2023.

My Commission Expires:

  
Notary Public



Dana Frenkel  
 Dana Frenkel

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Dana Frenkel** whose name 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, she executed the same voluntarily on the day the same bears date.

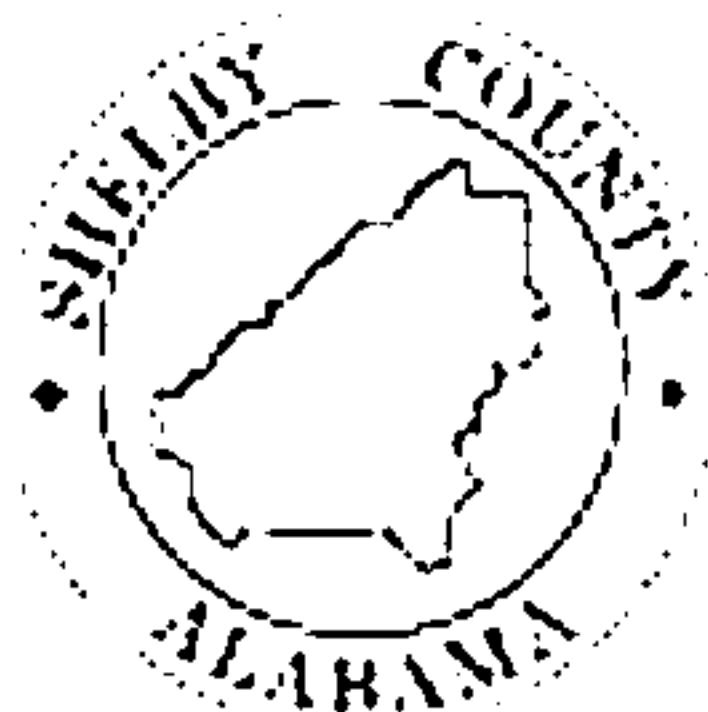
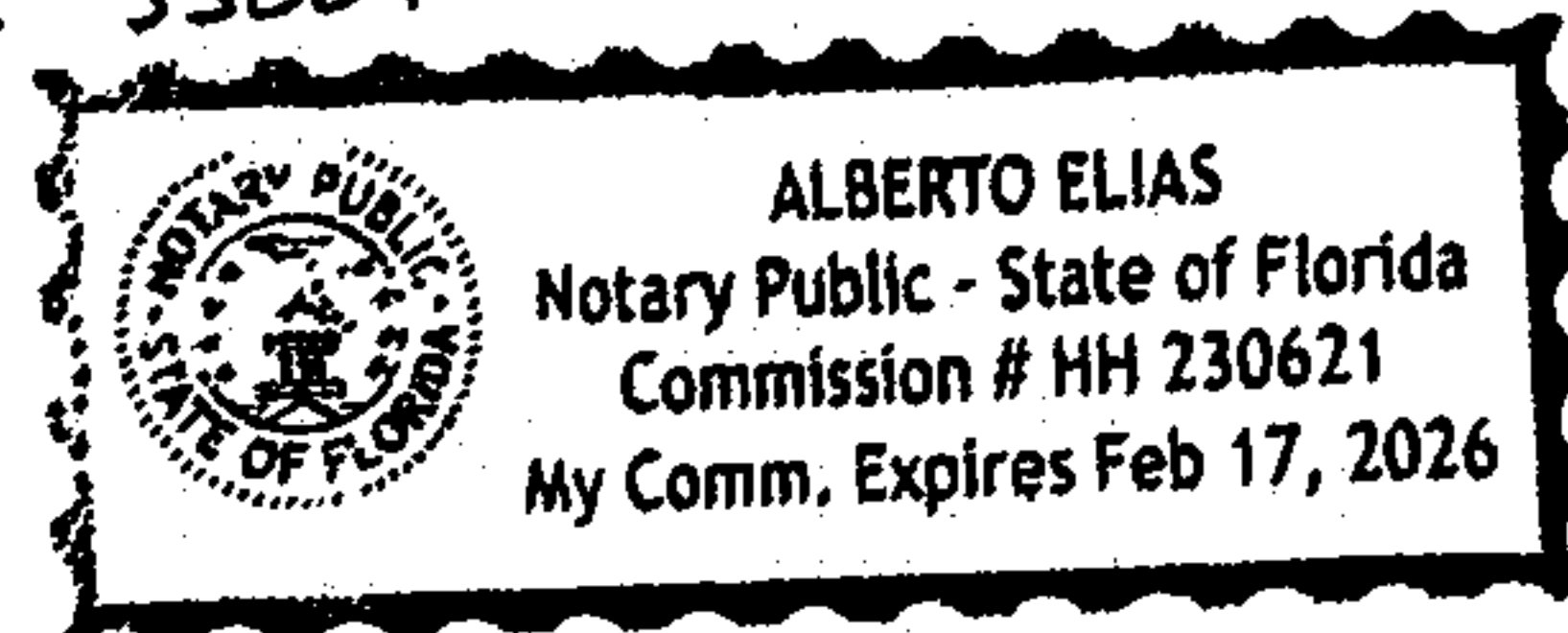
Given under my hand and seal this May 16, 2023.

My Commission Expires: FEB. 17, 2026

Alberto Elias  
 Notary Public

Grantor's Address: 112 Spinnaker Ln Alabaster, AL 35007

Property Address: 169 Greenfield Ln Alabaster, AL 35007



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/23/2023 09:46:11 AM  
 \$53.00 BRITTANI  
 20230523000153510

Alvin S. Bayl