

SEND TAX NOTICE TO:
Paul Grater and Elaine Grater
10300 County Road 55
Sterrett, AL 35147

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED FIFTY EIGHT THOUSAND NINE HUNDRED TWENTY FIVE AND 00/100 (\$458,925.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **A.C. Langner, III and Zoe W. Langner, a married couple**, whose address is 2692 Altadena Road, Vestavia Hills, AL 35243, (hereinafter "Grantor", whether one or more), by **Paul Grater and Elaine Grater**, whose address is 10300 County Road 55, Sterrett, AL 35147, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Paul Grater, and Elaine Grater, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 251 Tangled Way, Shelby, AL 35143 to-wit:**

Lot 174, according to the Map of Alabama Power Company Recreational Cottage Site, Sector 7, as recorded in Map Book 23, Page 28, in the Probate Office of Shelby County, Alabama.

AND

Part of Lot 173, Alabama Power Company recreational Cottage Site Sector 7 as recorded in Map Volume 23, Page 28, in the Office of the Judge of Probate, Shelby County, Alabama, described as follows:

Begin at the northwestern most corner of Lot 173 and thence run in an easterly direction along the northern boundary of Lot 173, for a distance of 95.74 feet to a rebar; thence turn an interior angle to the left of 122° 57' 30" and run in a southeasterly direction for a distance of 98.41 feet to a rebar; thence turn an interior angle to the left of 20° 49' 59" and running northwesterly direction for a distance of 85.40 feet to a rebar; thence turn an interior angle to the right of 159° 17' 50" and run in a westerly direction for a distance of 82.81 feet to a rebar being on the eastern boundary of Tangled Way; thence run in a northerly direction along the arc of Tangled Way having a radius of 175.0 feet, for a distance of 10.0 feet along said arc to the point of beginning.

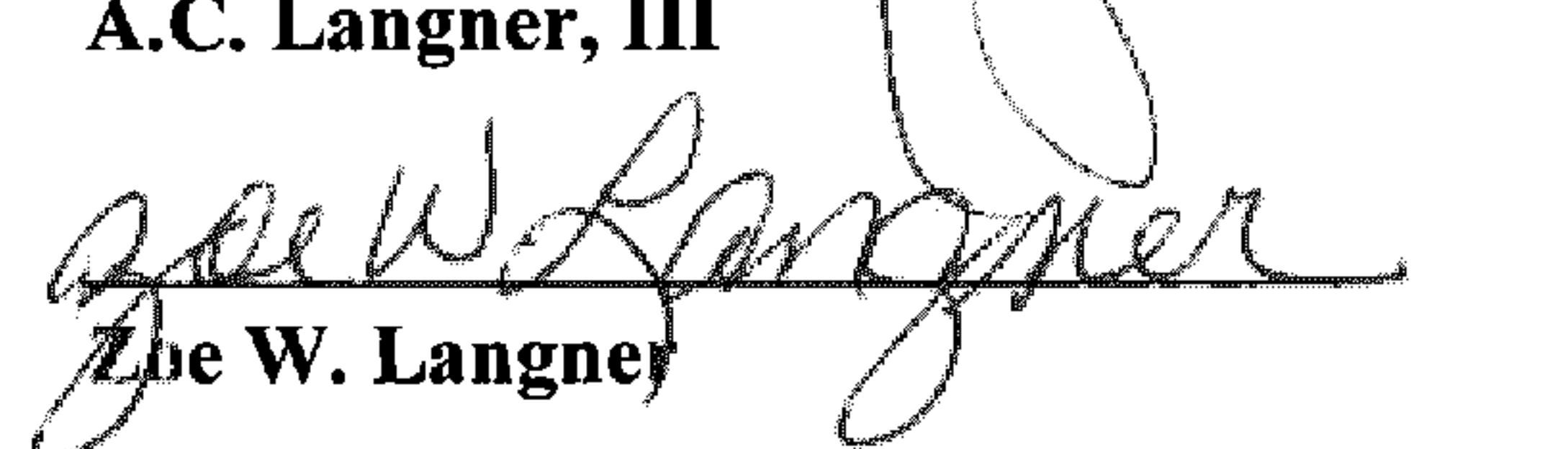
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 10th day of July, 2023.

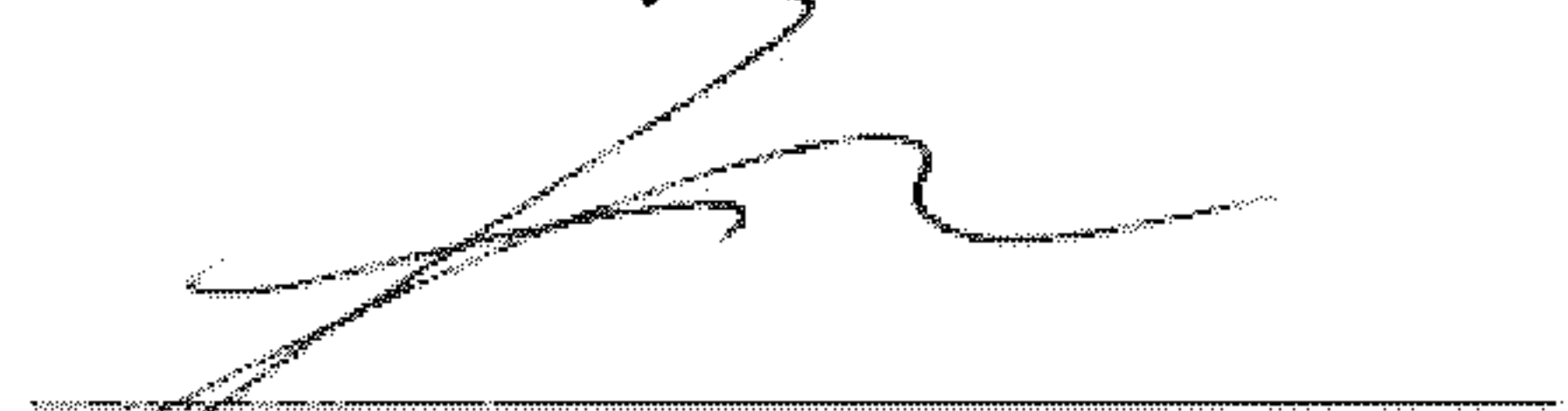

A.C. Langner, III


Zoe W. Langner

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that A.C. Langner, III and Zoe W. Langner whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, 2023.


 Notary Public

My Commission Expires: 03-25-26

PATRICK SKYLER MURPHY
 Notary Public
 Alabama State at Large



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/10/2023 12:59:37 PM
 \$484.00 PAYGE
 20230710000204970

