

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Amy Grater and  
Douglas Grater  
213 Wixford Way  
Alabaster, AL 35007

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Three Hundred Forty-Five Thousand and 00/100 Dollars (\$345,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **DANIEL COOGAN and spouse, LINDA KAY COOGAN** (herein referred to as Grantors) grant, bargain, sell and convey unto **AMY GRATER and DOUGLAS GRATER** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 320, according to the Survey of Weatherly Wixford Sector 24, as recorded in Map Book 20, Page 144, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

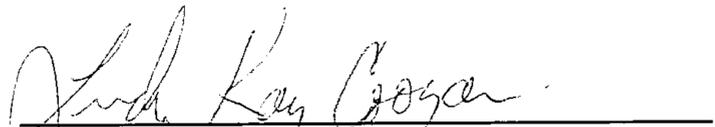
**\$345,000.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and 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, we have hereunto set our hands and seals this 14th day of July, 2023.

  
\_\_\_\_\_  
**DANIEL COOGAN**

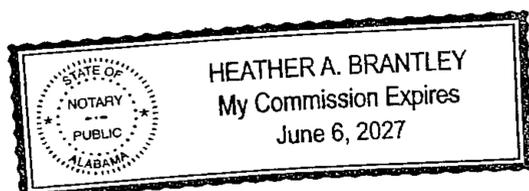
  
\_\_\_\_\_  
**LINDA KAY COOGAN**

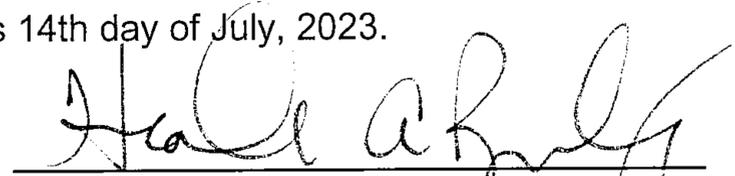
**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DANIEL COOGAN and LINDA KAY COOGAN**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, 2023.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 06/06/2027

