

Send Tax Notice to:
Garrett Grater and Ryan Grater
251 Tangled Way
Shelby, AL 35143

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-23-11748**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED NINETY THOUSAND AND 00/100 (\$190,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Timothy Bryan Holdbrooks, a married man (herein referred to as "Grantor," whether one or more), whose mailing address is

274 Highway 408, Shelby, AL 35143

by **Garrett Grater and Ryan Grater (herein referred to as "Grantee," whether one or more),** whose mailing address is

16 Massey Rd., Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **16 Massey Road, Alabaster, AL 35007**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

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

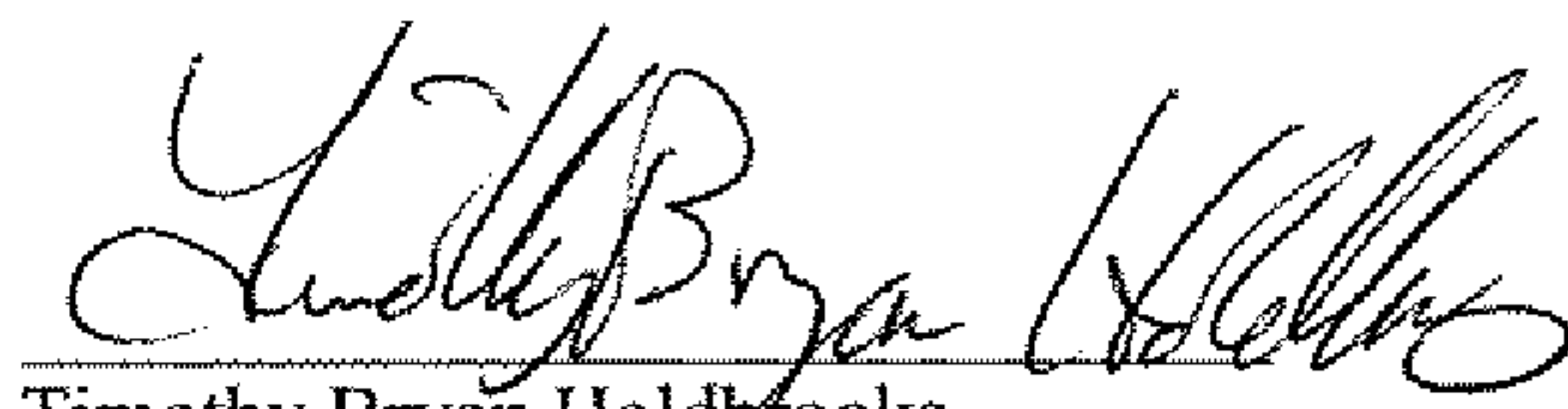
MINING AND MINERAL RIGHTS EXCEPTED.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous hereto.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

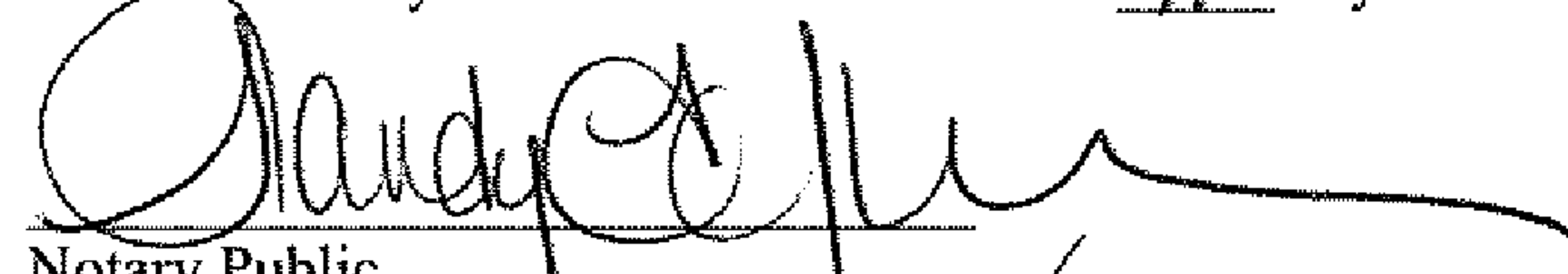
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 11 day of December 2023


Timothy Bryan Holdbrooks

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Timothy Bryan Holdbrooks 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 11 day of December, 2023.


Notary Public
My Commission Expires: 01/09/2027

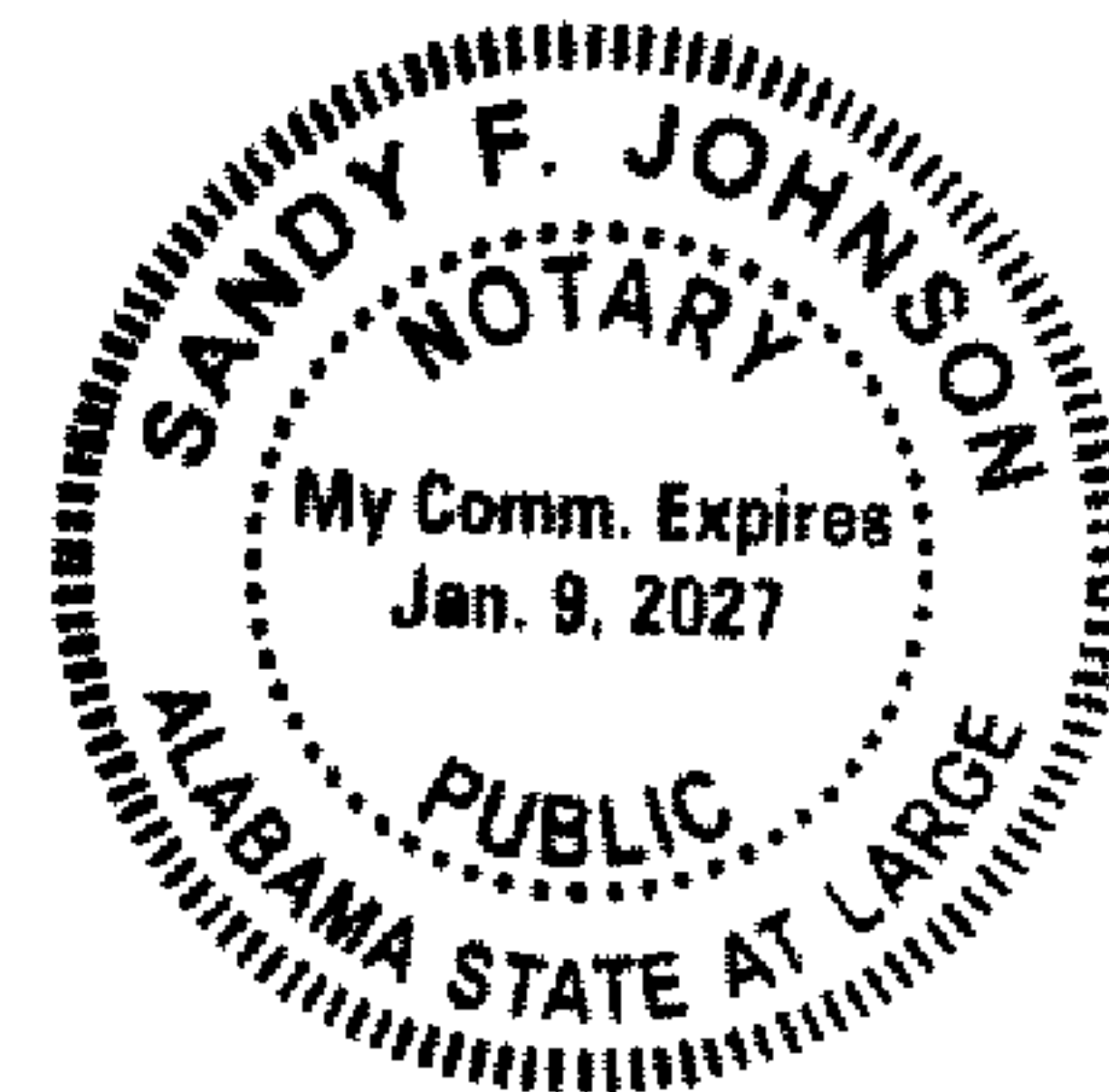


EXHIBIT A**Property 1:**

Commence at the NW corner of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama, thence South 2 degrees 0 minutes 0 seconds East for a distance of 1201.76 feet to the POINT OF BEGINNING: thence North 85 degrees 35 minutes 42 seconds East a distance of 161.60 feet; thence South 1 degree 12 minutes 55 seconds east a distance of 247.49 feet to the northerly right of way of Shelby County Hwy. 26; thence South 84 degrees 50 minutes 38 seconds West along said right of way a distance of 161.98 feet to the intersection of said right of way and the easterly right of way of Shelby County Hwy. 340; thence North 1 degree 9 minutes 28 seconds West and leaving said Hwy. 26 and along said Hwy. 340 right of way a distance of 249.63 feet to the POINT OF BEGINNING. According to the survey of Rodney Shiflett, dated July 13, 2001.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2023 12:47:14 PM
\$218.00 BRITTANI
20231214000360170

Allen S. Bayl