

WARRANTY DEED

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

Send Tax Notice To:
Michael Lester
Lisa Lester
1094 Greystone Cove Dr
Hoover, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Six Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$679,900.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

Gregory Holdings, LLC

(herein referred to as Grantor) do grant, bargain, sell and convey unto

Michael Lester and Lisa Lester

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 106, according to the Survey of The Cove of Greystone, Phase II, as recorded in Map Book 29, Page 136 A & B, in the Probate Office of SHELBY County, ALABAMA.

\$350,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

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

TO HAVE AND TO HOLD unto 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 hereby 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 said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said GRANTOR, Gregory Holdings, LLC, by its Member, Matthew Gregory who is authorized to execute this conveyance, has hereto set its signature and seal, this May 27, 2021.

Gregory Holdings, LLC

by:

Matthew Gregory
Its: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

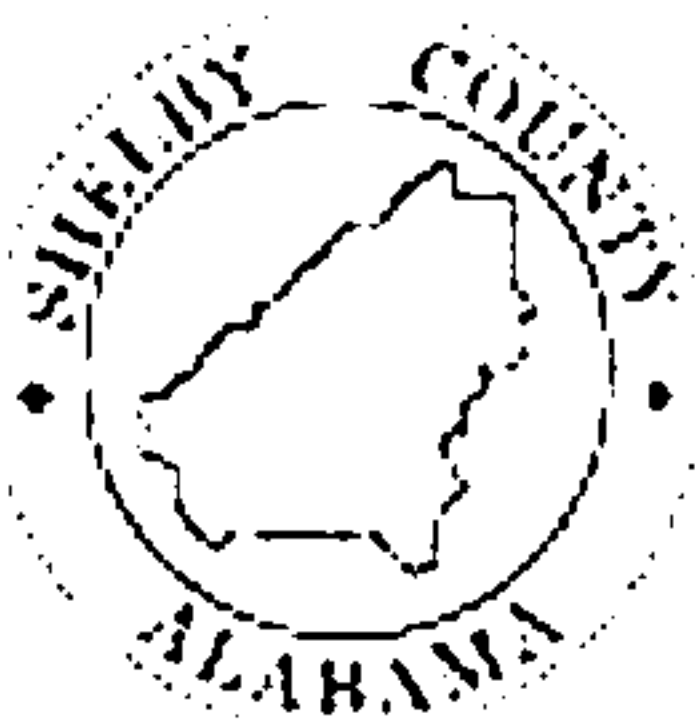
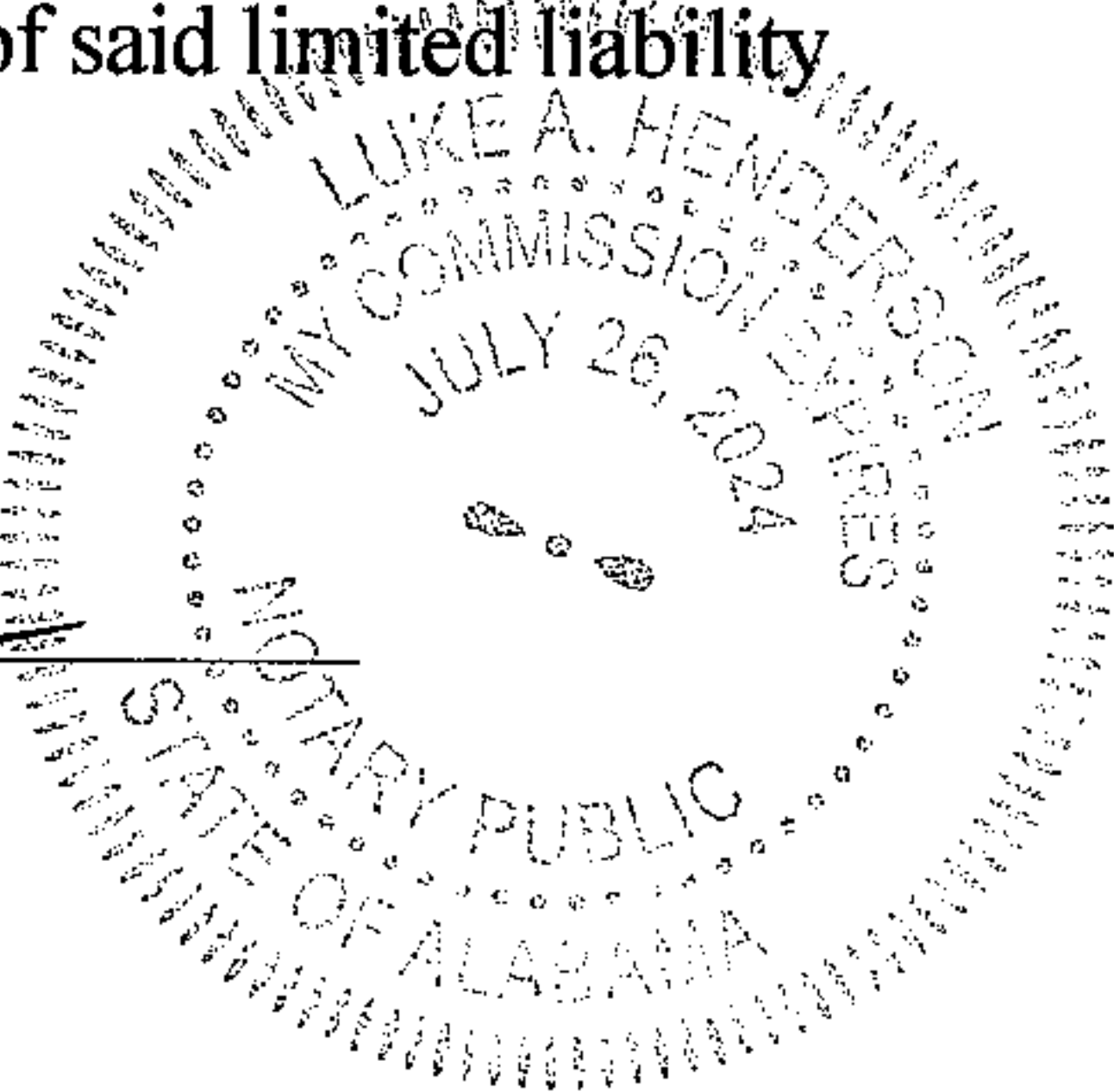
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Matthew Gregory whose name as Member of Gregory Holdings, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, Matthew Gregory, in his capacity as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this May 27, 2021.

My Commission Expires: 7/26/24

Grantor's Address:
7646 Cottonridge Rd, Trussville, AL 35173
Property Address:
1094 Greystone Cove Dr, Hoover, AL 35242

Luke A. Henderson
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
06/03/2021 11:12:56 AM
\$352.00 MISTI
20210603000271940

Allen S. Bayl