

**SEND TAX NOTICE TO:**  
Gary R. Kincaid  
2530 Kanawha Circle  
Birmingham, Alabama 35244

20211112000544810  
11/12/2021 08:50:32 AM  
DEEDS 1/3

This instrument was prepared by  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

## Limited Liability Company Warranty Deed

STATE OF ALABAMA  
COUNTY OF Shelby

### KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Sixty Thousand dollars & no cents (\$360,000.)** to the undersigned grantor, **Gregory Holdings, LLC**, A Limited Liability Company, in hand paid by **Gary R. Kincaid** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in **Shelby County, Alabama**, towit:

LOT 33, ACCORDING TO THE SURVEY OF INDIAN VALLEY, THIRD SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

\$342,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:  
Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 5, Page 97.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Member(s), who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this **November 04, 2021**.

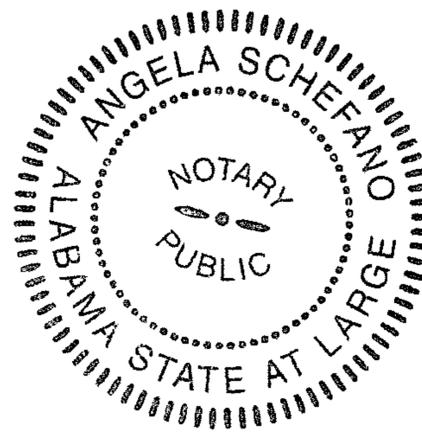
Gregory Holdings, LLC by Its Sole Member, Gregory Consultants, Inc

By: [Signature] Seal  
**Matthew Gregory**  
President

**STATE OF Alabama**  
**COUNTY OF Jefferson**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Matthew Gregory** whose name as President of Gregory Consultants, Inc, whom is the Sole Member, of **Gregory Holdings, LLC**, a Limited Liability Company 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/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company. Given under my hand and official seal this 4th day of November, 2021.

[Signature]  
Notary Public.  
(Seal)  
My Commission Expires: 5-12-2025



### Real Estate Sales Validation Form

**This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)**

Grantor's Name Gregory Holdings, LLC

Grantee's Name Gary R. Kincaid

Mailing Address 17 Office Park Circle, Suite 150  
Birmingham, Alabama 35223

Mailing Address 2530 Kanawha Circle  
Birmingham, Alabama 35244

Property Address 2530 Kanawha Circle  
Birmingham, Alabama 35244

Date of Sale 11/04/2021

Total Purchase Price \$360,000.00

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale  
 Sales Contract  
 Closing Statement

Appraisal  
 Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibiliy of valuing proeprty for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/4/21

Print Gary R. Kincaid

Unattested

(D)  
(verified by)

Sign

G.R. Kincaid  
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/12/2021 08:50:32 AM  
\$46.00 JOANN  
20211112000544810



*Alvin S. Bayl*