

20221205000440990
12/05/2022 08:21:51 AM
DEEDS 1/2

WARRANTY DEED

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

**Grantee's Mailing Address/
Send Tax Notice To:**
Gregory Holdings, LLC
7646 Cottonridge Road
Trussville, AL 35173

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred Seventy-Five Thousand and 00/100 Dollars (\$575,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

John W. Baugh, as Trustee of

The Baugh Living Trust, dated September 14, 2000

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

Gregory Holdings, LLC

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 733, according to the Survey of Greystone Legacy, 7th Sector as recorded in Map Book 30, Pages 43 A, B and C, in the Probate Office of SHELBY County, ALABAMA.

John W. Baugh is executing this conveyance as the surviving Trustee of The Baugh Living Trust, dated September 14, 2000. The other Trustee, Betty A. Baugh having died on or about the 6th day of November 2022.

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

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as 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 premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 1 day of

December, 2022.

THE BAUGH LIVING TRUST, DATED SEPTEMBER 14, 2000

By: John W. Baugh

John W Baugh, Trustee

STATE OF ~~ALABAMA~~ Virginia
COUNTY OF ~~JEFFERSON~~ Fairfax

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, John W Baugh as Trustee of **The Baugh Living Trust, dated September 14, 2000** whose name 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, John W Baugh in his capacity as Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

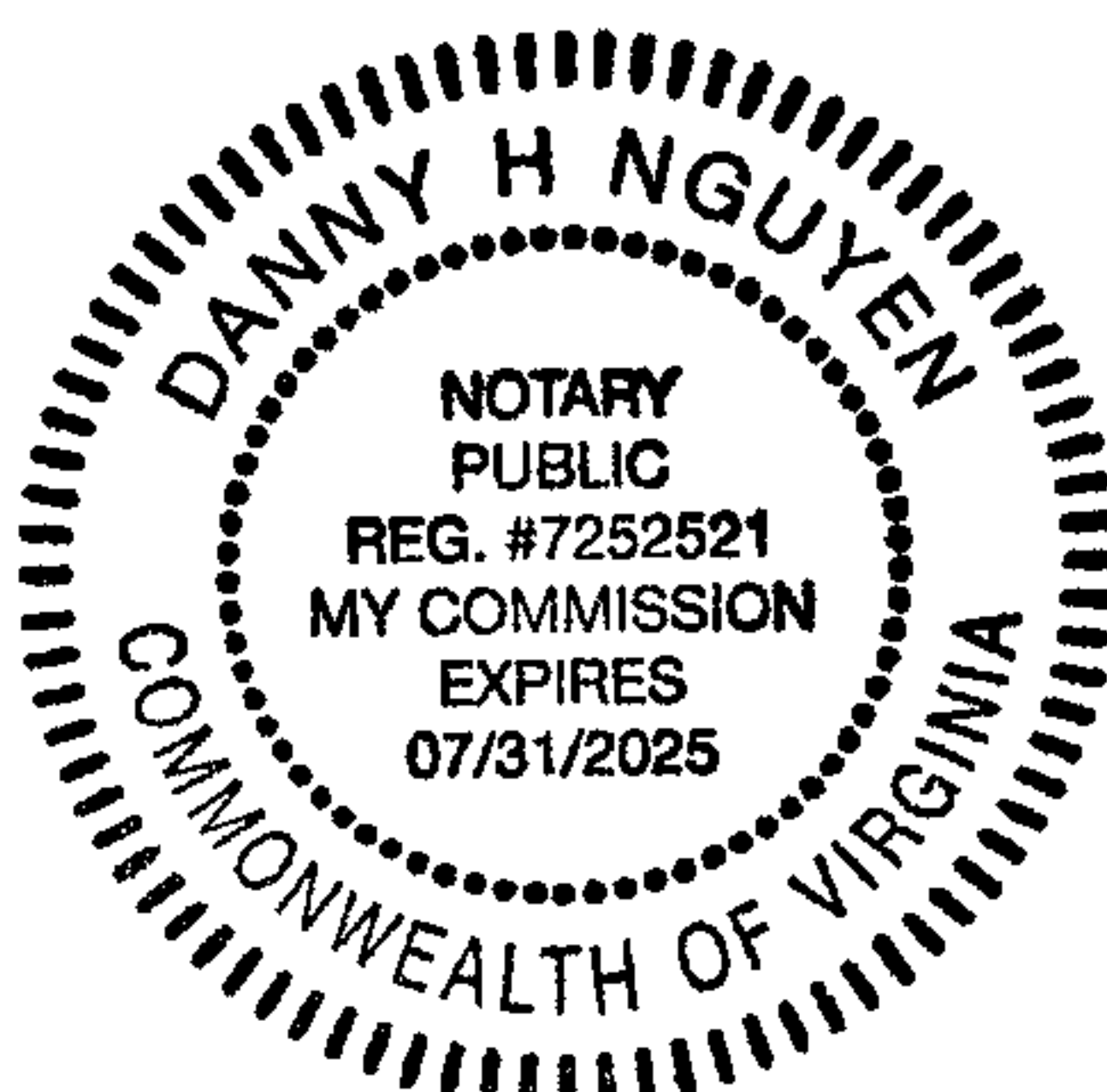
Given under my hand and seal this December 1, 2022.

My Commission Expires: 7-31-2025

[Signature]
Notary Public

Grantor's Address: 8605 Arley Dr, Springfield VA 22152

Property Address: 1024 Royal Mile Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2022 08:21:51 AM
\$600.00 JOANN
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Allen S. Bayl