

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Gregory Holdings, LLC
7646 Cottonridge Rd
Trussville, AL 35173

STATE OF ALABAMA)	
)	
COUNTY OF SHELBY)	SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED FIFTY-SIX THOUSAND AND NO/100 DOLLARS (\$356,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **REGIONS BANK, an Alabama corporation**, by **JOE TERRILL, as Senior Vice President** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **GREGORY HOLDINGS, LLC, an Alabama limited liability company** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 3, according to the Survey of Deer Creek Estates, as recorded in Map Book 20, Page 75, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$356,000.00 of the above-recited consideration is being paid in cash.

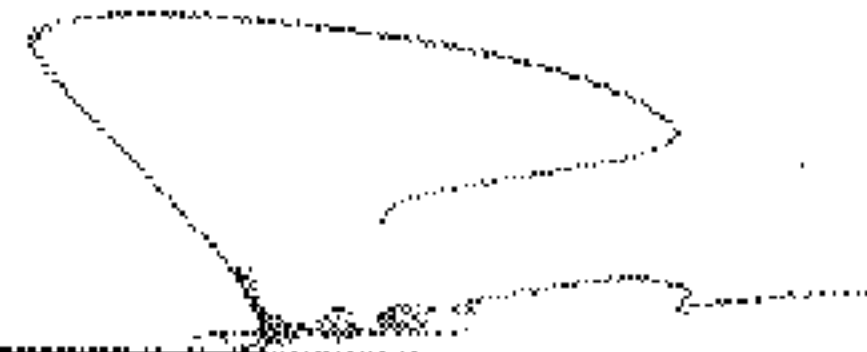
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through or under it, but against none other.

Grantor makes no representation or warranties of any kind or character, expressed or implied, as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties, expressed or implied, made by Grantor, but on its own judgment.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 15th day of May, 2023.


REGIONS BANK


By: **JOE TERRILL, Senior Vice President**

STATE OF MISSISSIPPI)
COUNTY OF Lamar)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JOE TERRILL, as Senior Vice President of REGIONS BANK**, 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 instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of May, 2023.


NOTARY PUBLIC
My commission expires: 8/19/2023

