20230518000147380 05/18/2023 08:00:59 AM DEEDS 1/3

Prepared by: JUL ANN McLEOD, Esq. 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.

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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 very day of May, 2023.

REGIONS BANK

By: JOE TERRILL, Senior Vice President

STATE OF MISSISSIPPI COUNTY OF Lama

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 dommission expires: 8 4 2023

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 **REGIONS BANK** Grantor's Name Grantee's NameGREGORY HOLDINGS, LLC Mailing Address **5214 LINCOLN RD EXT** Mailing Address 108 DEER CREST CIRCLE HATTIESBURG, MS 39402 **PELHAM, AL 35124** 108 DEER CREST CIRCLE Property Address Date of SaleMay 16, 2023 **PELHAM, AL 35124** Total Purchase Price\$356,000.00 OF Actual Value OL 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 Appraisal Sales Contract Other X Closing Statement 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 property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h). 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 May 16, 2023 Malcolm-S. McLeod Print Unattested Sign (Grantor/Grantee/Owner/Agent) circle one (verified by) Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk File 230320 Form RT-1 **Shelby County, AL** Alabama 08/2012 LSS

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\$384.00 JOANN

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