

WARRANTY DEED

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

Grantee 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 Two Hundred Fifty Eight Thousand and 00/100 Dollars (\$258,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,
Kevin Wayne Henderson, as Conservator of
The Estate of Elaine Watts Henderson, an incapacitated person,
Shelby County Probate Case No. PR-2023-000450
(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 62, according to the Survey of Meadow Brook 6th Sector, as recorded in Map Book 8, Page 44, in the Probate Office of Shelby County, Alabama.

This instrument has been executed in accordance with that certain Order Approving Sale of Real Property dated August 4, 2023 and recorded in Instrument # 20230808000238230.

\$206,400.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

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.

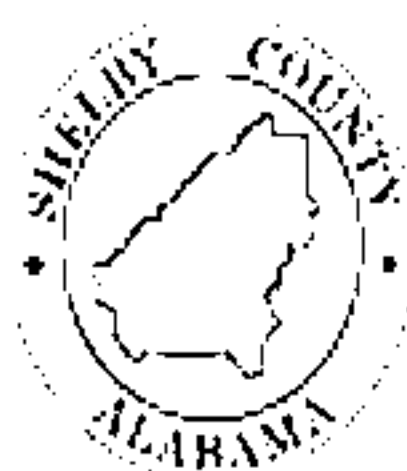
And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the 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 8th day of August, 2023.

ESTATE OF ELAINE WATTS HENDERSON, AN INCAPACITATED PERSON,
SHELBY COUNTY PROBATE CASE NO. PR-2023-000450

by: Kevin Wayne Henderson
Kevin Wayne Henderson, Conservator

STATE OF ALABAMA)
COUNTY OF JEFFERSON)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/08/2023 11:27:06 AM
\$74.00 PAYGE
20230808000238620
Alli S. Byrd

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Kevin Wayne Henderson as Conservator of Estate of Elaine Watts Henderson, an incapacitated person, Shelby County Probate Case No. PR-2023-000450 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, Kevin Wayne Henderson in his capacity as Conservator and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and seal this August 8, 2023.

My Commission Expires:

Luke A. Henderson
Notary Public

Grantor's Address: 100 Cedar Point Jacksons Gap, AL 36861

Property Address: 3100 Andover Dr., Birmingham, AL 35242
Current Tax Id: 10-1-11-0-006-009.000

