

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$275,000.00)**, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

RICHARD WILLIAM GREGG, a married man

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

RICHARD DALLAS GREGG

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

Lot 99A, a corrected Resurvey of Lots 3, 19, 20, 21, 22, 23, 24, 93, 96, 97, 98, 99, 100, 101, 102, 103, 104 and 105, Bulley Creek Farm Development 1st Sector and acreage, as recorded in Map Book 40, at Page 146, as corrected at Map Book 42, Page 4, in the Probate Office of Shelby County, Alabama.

ALL of the consideration recited above has been paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

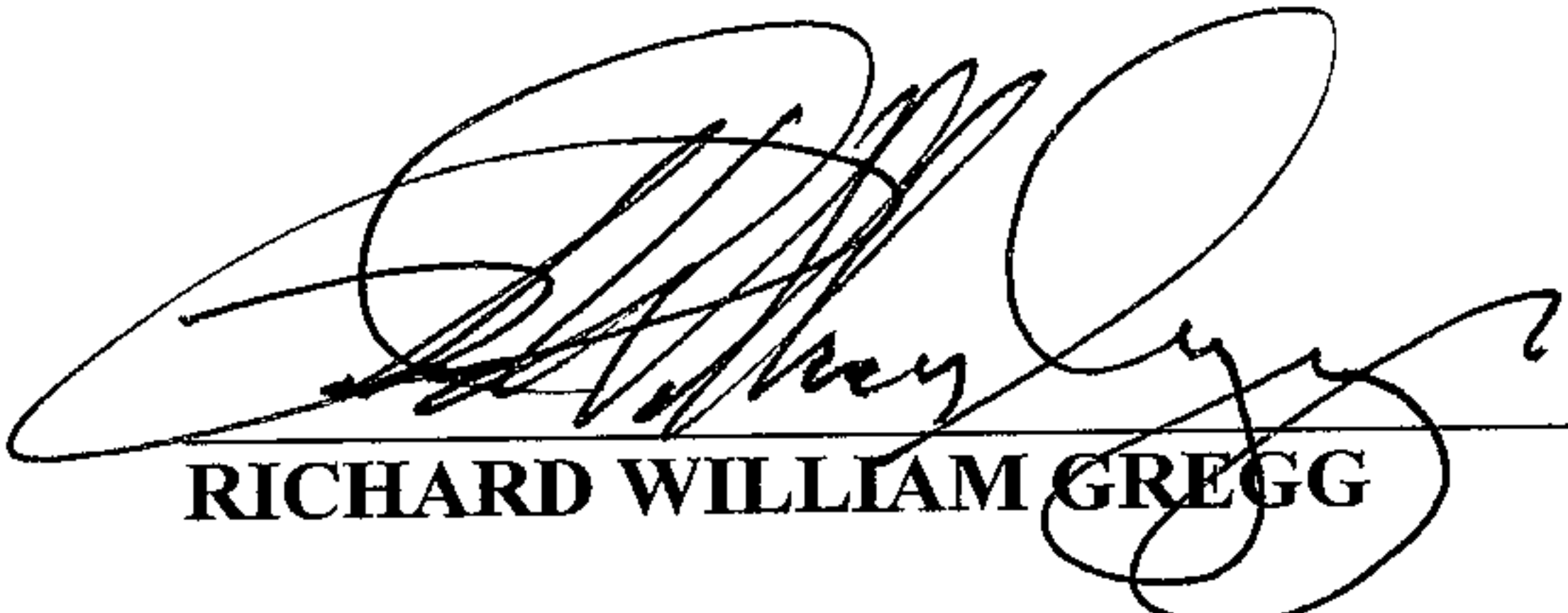
This property is not the homestead of the Grantor, nor the homestead of the Grantor's spouse.

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

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

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



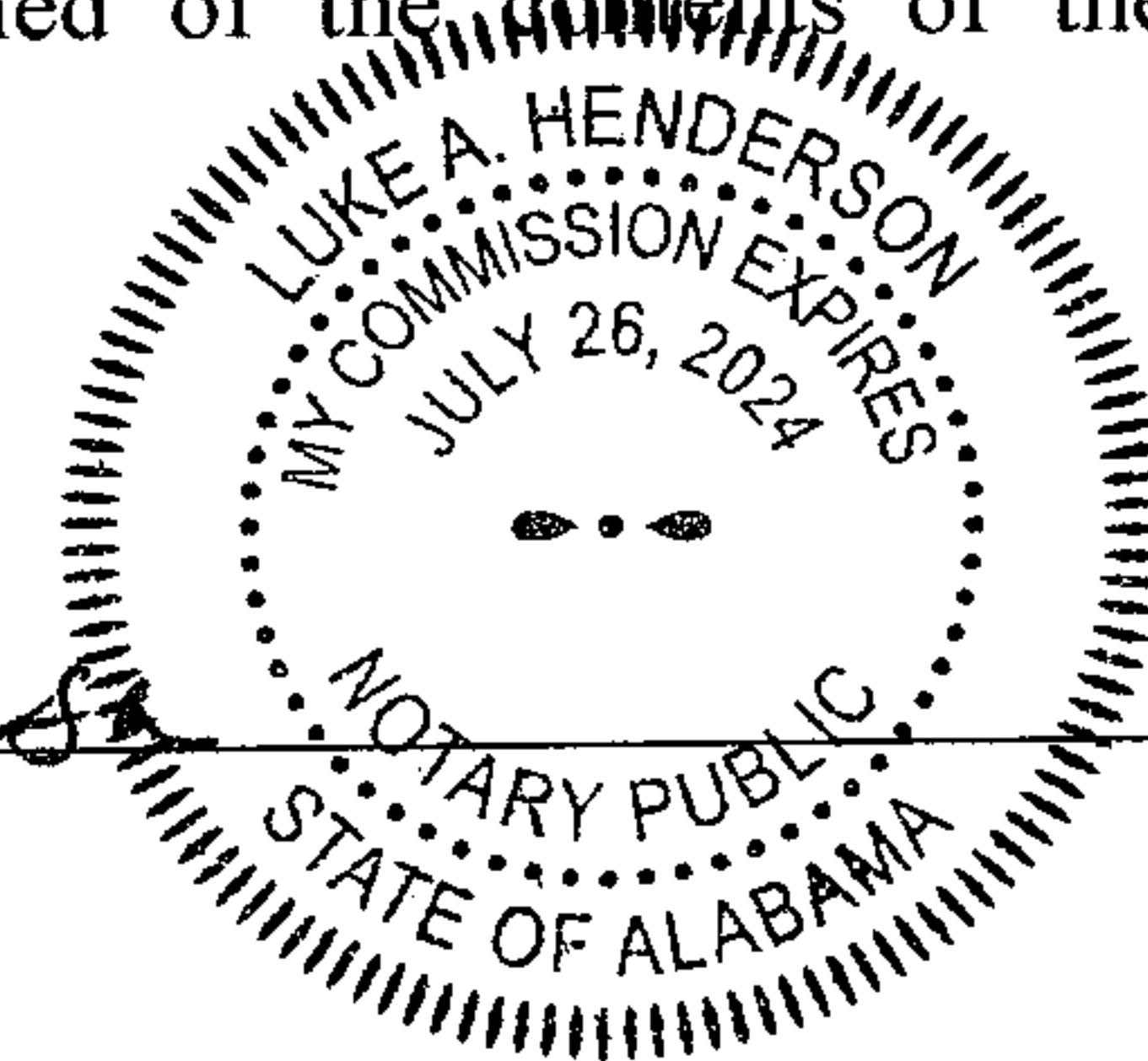
RICHARD WILLIAM GREGG

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **RICHARD WILLIAM GREGG**, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of September, 2023.

Luke Henderson
Notary Public



My Commission Expires:

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
#17 Office Park Circle, Ste. 150
Birmingham, Alabama 35223
Title not examined by Preparer.

Grantor's Address:
6278 Highway 39
Chelsea, AL 35043

Property Address:
132 Farmstead Road
Wilsonville, AL 35186

**Send Tax Notice To/
Grantee Mailing Address:**
RICHARD DALLAS GREGG
P.O. Box 324
Moody, AL 35004



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/20/2023 09:44:08 AM
\$26.00 BRITTANI
20230920000281550

Allie S. Bayl