

## WARRANTY DEED

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

Send Tax Notice To:  
Torraine Clausell  
Shakela Clausell  
1045 Highland Village Trail  
Birmingham, AL 35242

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred Forty Thousand and 00/100 Dollars (\$540,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

**Gregory Holdings, LLC**

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

**Torraine Clausell and Shakela Clausell**

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 68, according to the 2nd Amendment to the Amended Map of The Village at Highland Lakes Sector One an Eddleman Community, as recorded in Map Book 38, Page 24 A, B, C and D, in the Probate Office of SHELBY County, ALABAMA.**

**Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for the Village at Highland Lakes, a Residential Subdivision, recorded as Inst. No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village Highland Lakes, a Residential Subdivision, Sector One, record as Inst. No. 20060421000186670, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").**

\$510,400.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

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

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, Gregory Holdings, LLC, by its Member, Matthew Gregory who is authorized to execute this conveyance, has hereto set its signature and seal, this March 19, 2020.

Gregory Holdings, LLC

by:

Matthew Gregory  
Its: Member

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Matthew Gregory whose name as Member of Gregory Holdings, LLC, 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, Matthew Gregory, in his capacity as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

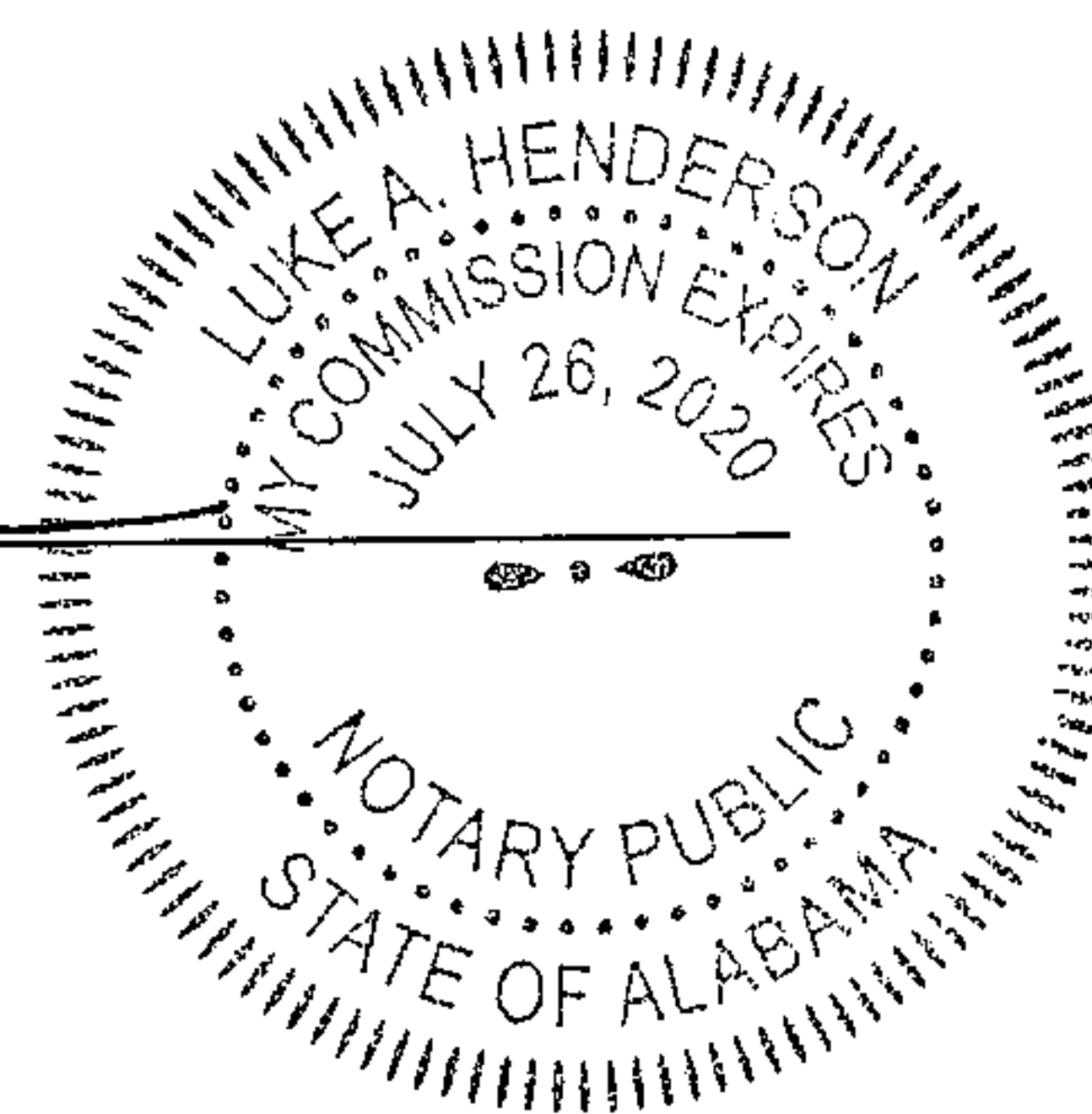
Given under my hand and seal this March 19, 2020.

My Commission Expires: 7/26/2020

Grantor's Address:  
7646 Cottonridge Road, Trussville, AL 35173

Property Address:  
1045 Highland Village Trail, Birmingham, AL 35242

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/25/2020 07:53:38 AM  
\$55.00 CHERRY  
20200325000117210

*Allen S. Bayel*