20201013000463810 10/13/2020 08:01:04 AM DEEDS 1/3 SEND TAX NOTICE TO: Laura M. Waldo 5185 Selkirk Drive Birmingham, Alabama 35242

This instrument was prepared by Edward Reisinger Kudulis, Reisinger & Price, LLC P. O. Box 653
Birmingham, AL 35201

Limited Liability Company Warranty Deed

STATE OF ALABAMA COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Three Hundred Forty Thousand dollars & no cents (\$340,000.) to the undersigned grantor, Gregory Holdings, LLC, A Limited Liability Company, in hand paid by Laura M. Waldo hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in Shelby County, Alabama, towit:

LOT 18, IN BLOCK 1, ACCORDING TO THE SURVEY OF SELKIRK, AS RECORDED IN MAP BOOK 6, PAGE 163, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$170,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, convenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 6, Page 163.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

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

IN WITNESS WHEREOF, the said Grantor by its Member(s), who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this October 08, 2020.

By

Gregory Holdings, LLC

Seal

Matthew Gregory
Sole Member

STATE OF Alabama COUNTY OF Jefferson

20201013000463810 10/13/2020 08:01:04 AM DEEDS 2/3

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Matthew Gregory whose name as Member, of Gregory Holdings, LLC, a Limited Liability Company 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/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 8thday of October, 2020.

Notary Public.

(Seal)

My Commission Expires:

WILLIAM PATRICK COCKRELL, II Notary Public, Alabama State At Large My Commission Expires Jan. 9, 2021

My Collins of Element Collins of Collins of

Real Estate Sales Validation Form

This Document must be filled in accordard Grantor's Name Gregory Holdings, LLC	nce with Code of Alabama 1975, Section 40- 22-1 (h) Grantee's Name Laura M. Waldo
Mailing Address 925 28th Street N Birmingham, Alabama 35203 Property Address 5185 Selkirk Drive Birmingham, Alabama 35242	Mailing Address 5185 Selkirk Drive Birmingham, Alabama 35242 Date of Sale 10/08/2020 Total Purchase Price \$340,000.00 or Actual Value or Assessor's Market Value
Bill of Sale Sales Contract Closing Statement	can be verified in the following documentary evidence: /check
1	nstructions
Grantor's name and mailing address - provide the name current mailing address.	of the person or persons conveying interest to property and their
Grantee's name and mailing address - provide the name conveyed.	e of the person or persons to whom interest to property is being
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 purc the instrument offered for record.	hase of the property, both real and personal, being conveyed by
Actual value - if the property is not being sold, the true v the instrument offered for record. This may be evidence assessor's curreny market value.	alue of the proeprty, both real and personal, being conveyed by d by an appraisal conducted by a licensed appraisaer of the
If no proof is provided and the value must be determined valuation, of the property as determined by the local offictax purposes will be used and the taxpayer will be penal	d, the current estimate of fair market value, excluding current use cial charged with the responsibility of valuing proeprty for property ized pursuant to Code of Alabama 1975 § 40-22-1 (h).
I attest, to the best of my knowledge and belief that the further understand that any false statements claimed on Code of Alabama 1975 § 40-22-1 (h). Date	nformation contained in this document is true and accurate. I this form may result in the imposition of the penalty indicated in Print Laura M. Waldo
Filed and Recorded (verified by) Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 10/13/2020 08:01:04 AM	Sign(Grantor/Grantee/Owner/Agent) circle one

alli 5. Beyl

\$198.00 JESSICA

20201013000463810