

WARRANTY DEED

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

Send Tax Notice To:  
Melissa Daniel  
3029 Old Stone Dr  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$279,900.00), 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 **Melissa Daniel** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 13, Block 2, according to the Survey of Stoneridge, Phase I, as recorded in Map Book 6, Page 153, in the Probate Office of Shelby County, Alabama.**

\$251,910.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

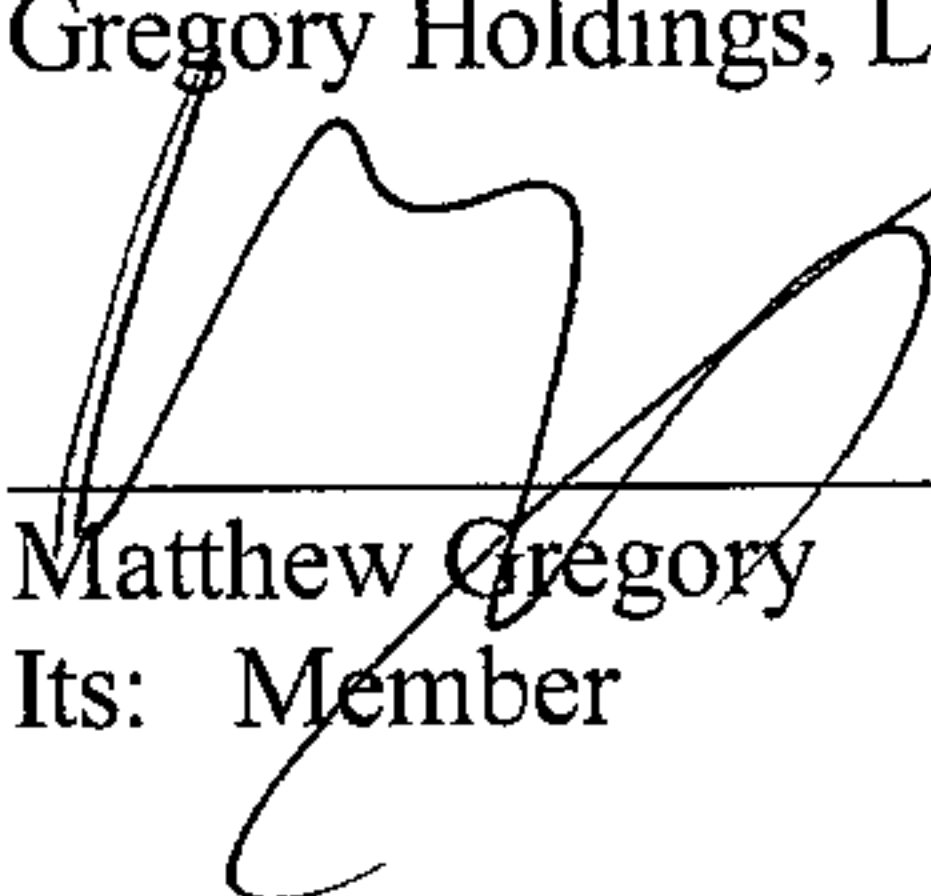
Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

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

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his/her 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 Grantee, his/her 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 5, 2021.

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.

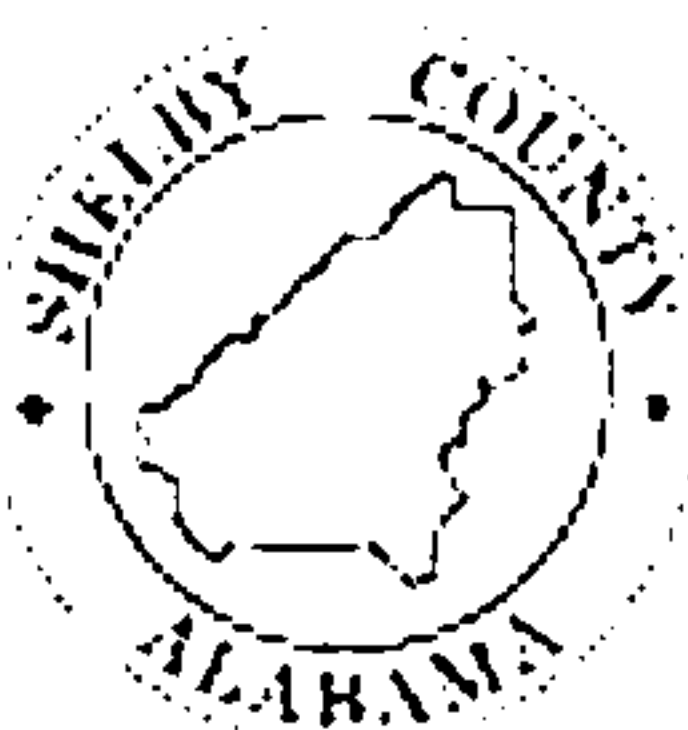
Given under my hand and seal this March 5, 2021.

  
Notary Public

My Commission Expires: 7/26/24

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

Property Address: 3029 Old Stone Dr, Birmingham, AL 35242



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
03/09/2021 11:21:28 AM  
\$50.00 MIST  
20210309000116780

