

Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
U & R Holding, LLC  
3100 Waldrop Road  
Ashville, AL 35953

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, the amount of **which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Kira Gilbert, Formerly Known As Kira Michele Siegel, and Ryan Gilbert, a married couple, whose mailing address is:**

318 Calloway Terrace, Pelham, AL 35124

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**U & R Holding, LLC, whose mailing address is:** 3100 Waldrop Road, Ashville AL 35953

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 318 Calloway Terrace, Pelham, AL 35124** to-wit:

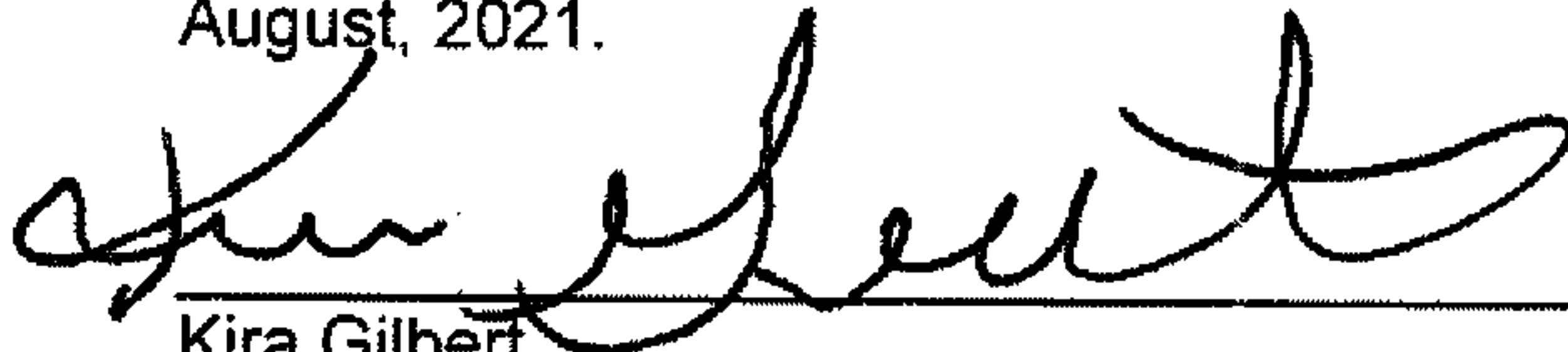
Lot 40, according to the survey of Callaway Cove Townhomes Plat no. 2, as recorded in Map Book 37, pg.113, in the Probate Office of Shelby County, Alabama.

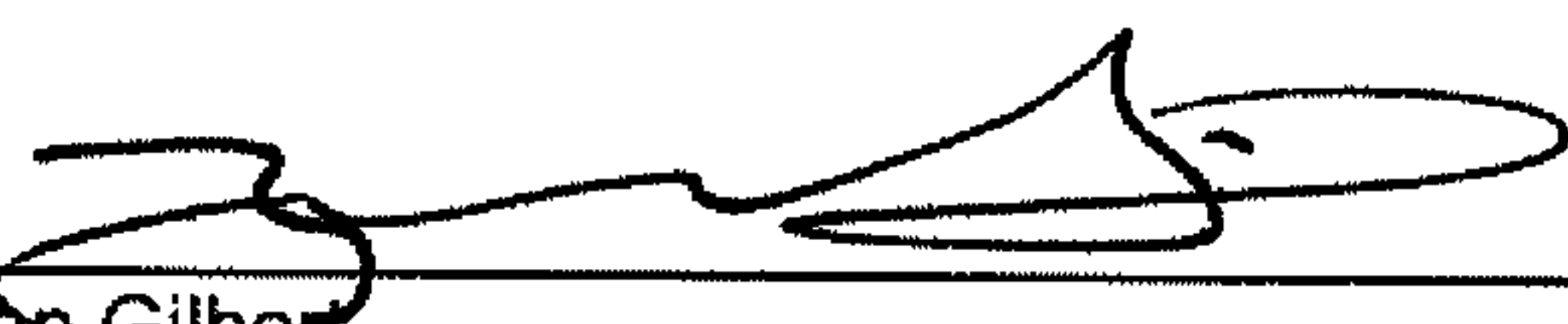
Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, I (we) have hereunto set my/our hand(s) and seal(s) this the 27th day of August, 2021.

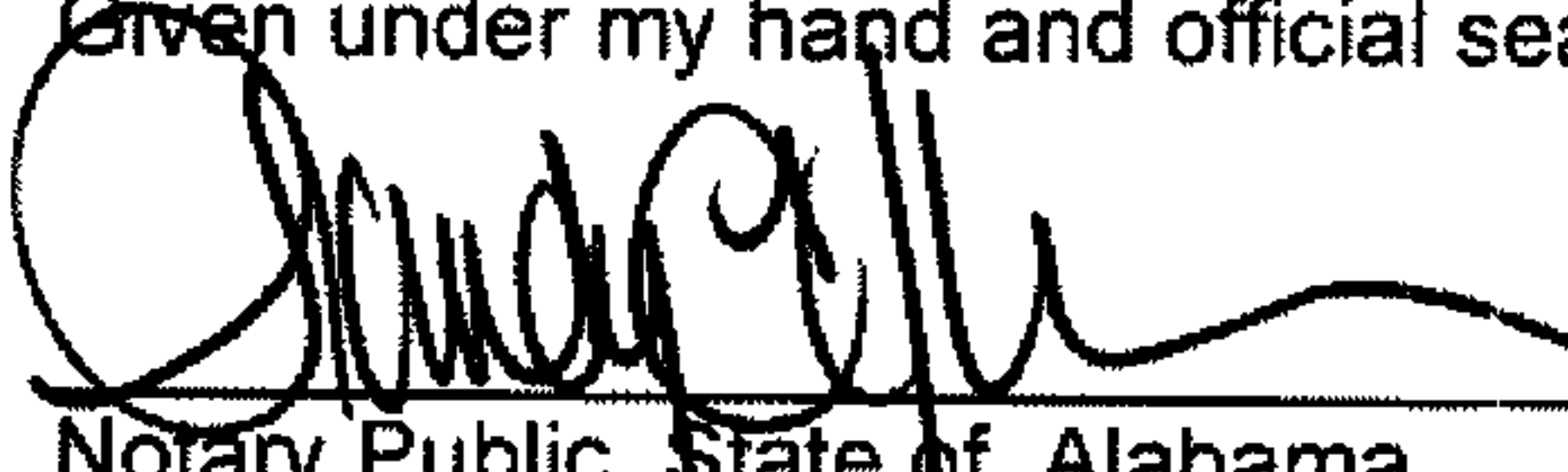
  
Kira Gilbert

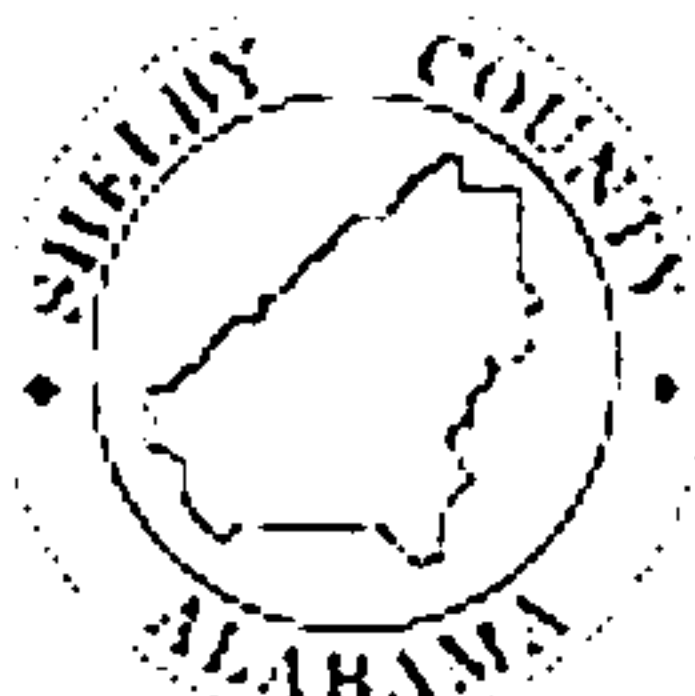
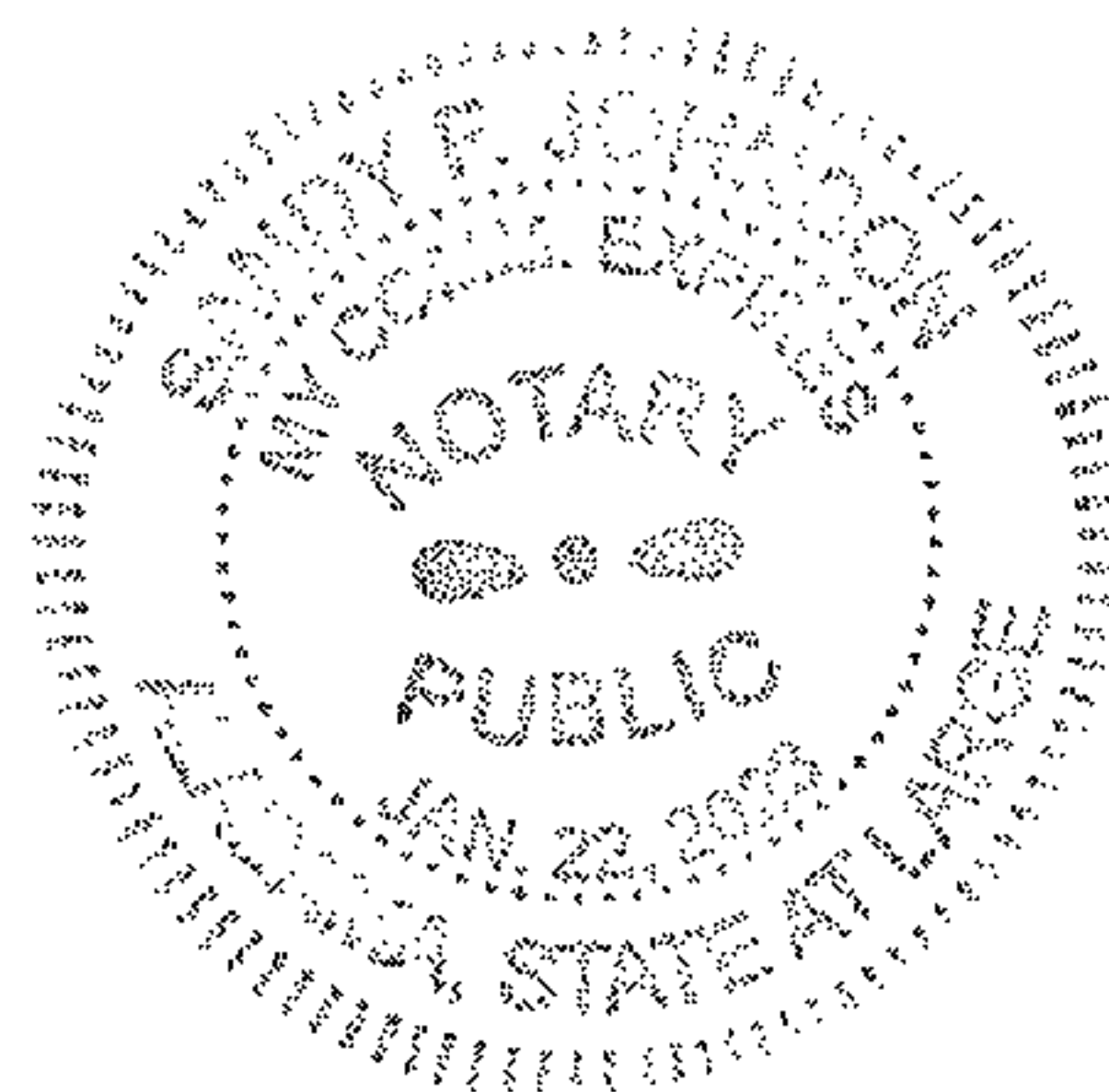
  
Ryan Gilbert

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Kira Gilbert and Ryan Gilbert, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of August, 2021.

  
Notary Public, State of Alabama  
Sandy F. Johnson  
Printed Name of Notary  
My Commission Expires: January 22, 2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/01/2021 01:41:56 PM  
\$223.00 BRITTANI  
20210901000427390

*Allen S. Bayl*