

WARRANTY DEED

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02/21/2022 10:44:34 AM
DEEDS 1/1

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

Send Tax Notice To:
Erin M Herrera
2791 Stevens Creek Rd
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Gregory Holdings, LLC

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

Erin M Herrera

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

Lot 12, Block 3, according to the Survey of Gross' Addition to Altadena South 2nd Phase, 1st Sector, as recorded in Map Book 6, Page 17, in the Probate Office of SHELBY County, ALABAMA.

\$378,000.00 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, her heirs and assigns, forever.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as 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 premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 15th day of February, 2022.

GREGORY HOLDINGS, LLC

By: Matthew Gregory, Sole Member



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/21/2022 10:44:34 AM
\$64.00 JOANN
20220221000073030

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

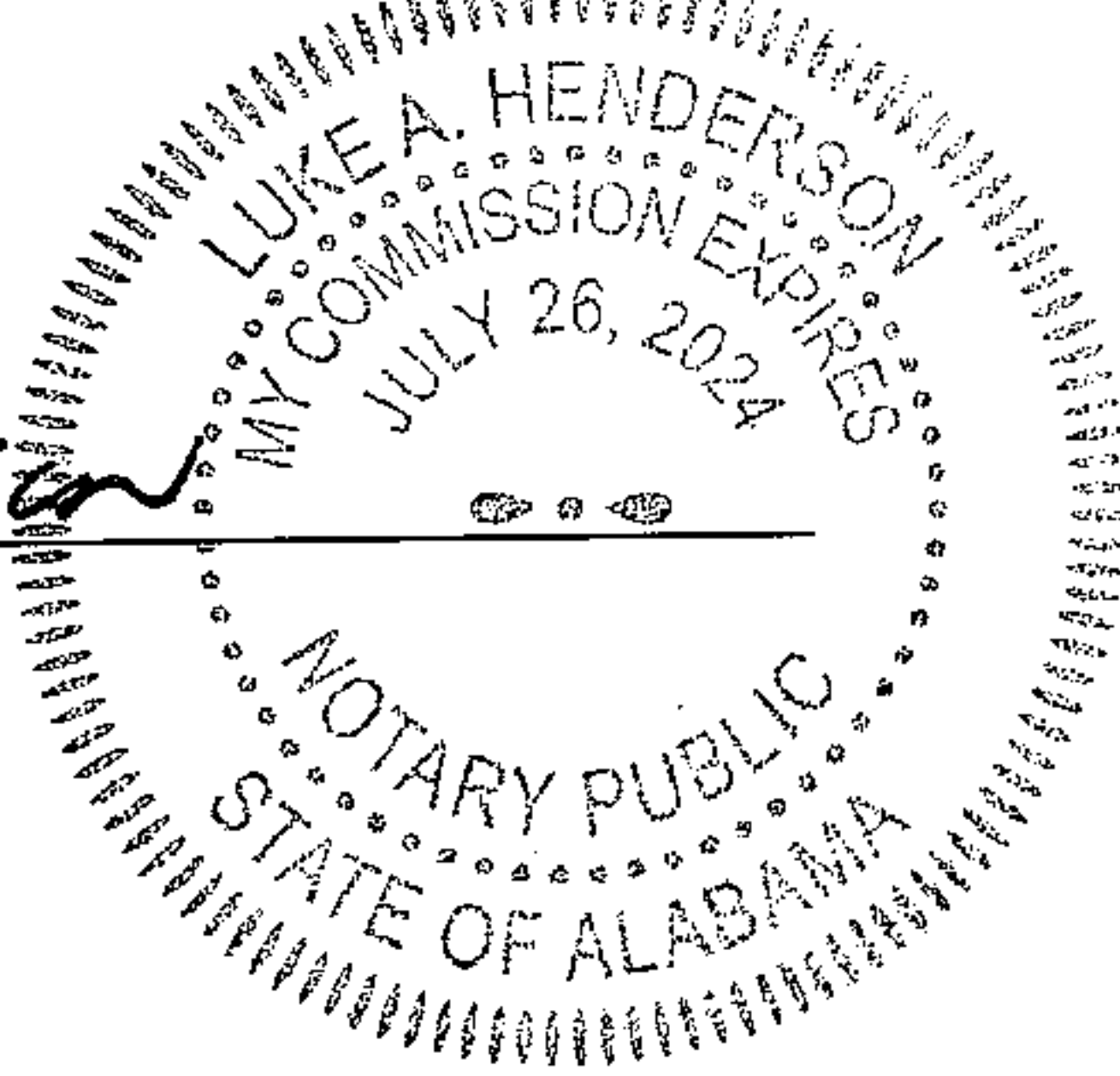
Allen S. Bayl

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Matthew Gregory as Sole Member of Gregory Holdings, LLC 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, Matthew Gregory in his capacity as Sole 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 February 15, 2022.

My Commission Expires:

Notary Public



Grantor's Address: 7646 Cottonridge Road, Trussville, AL 35173
Property Address: 2791 Stevens Creek Rd Hoover, AL 35244