

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Gregory Holdings, LLC  
7646 Cottonridge Road  
Trussville, AL 35173

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY                      KNOW ALL MEN BY THESE PRESENTS

That in consideration of **THREE HUNDRED THOUSAND AND 00/100 Dollars (\$300,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**Jimmie Frances Brindley, Trustee of Jimmie Frances Brindley Revocable Trust dated May 25, 2018**

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

**Gregory Holdings, LLC, an Alabama Limited Liability Company**

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 14, Block 2, according to the Plat of Applecross, a Subdivision of Inverness, as recorded in Map Book 6, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama.**

- Subject to:
- (1) 2023 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, its successors 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; that it will and its successors and assigns shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 21st day of October, 2022


**Jimmie Frances Brindley Revocable Trust dated May 25, 2018**

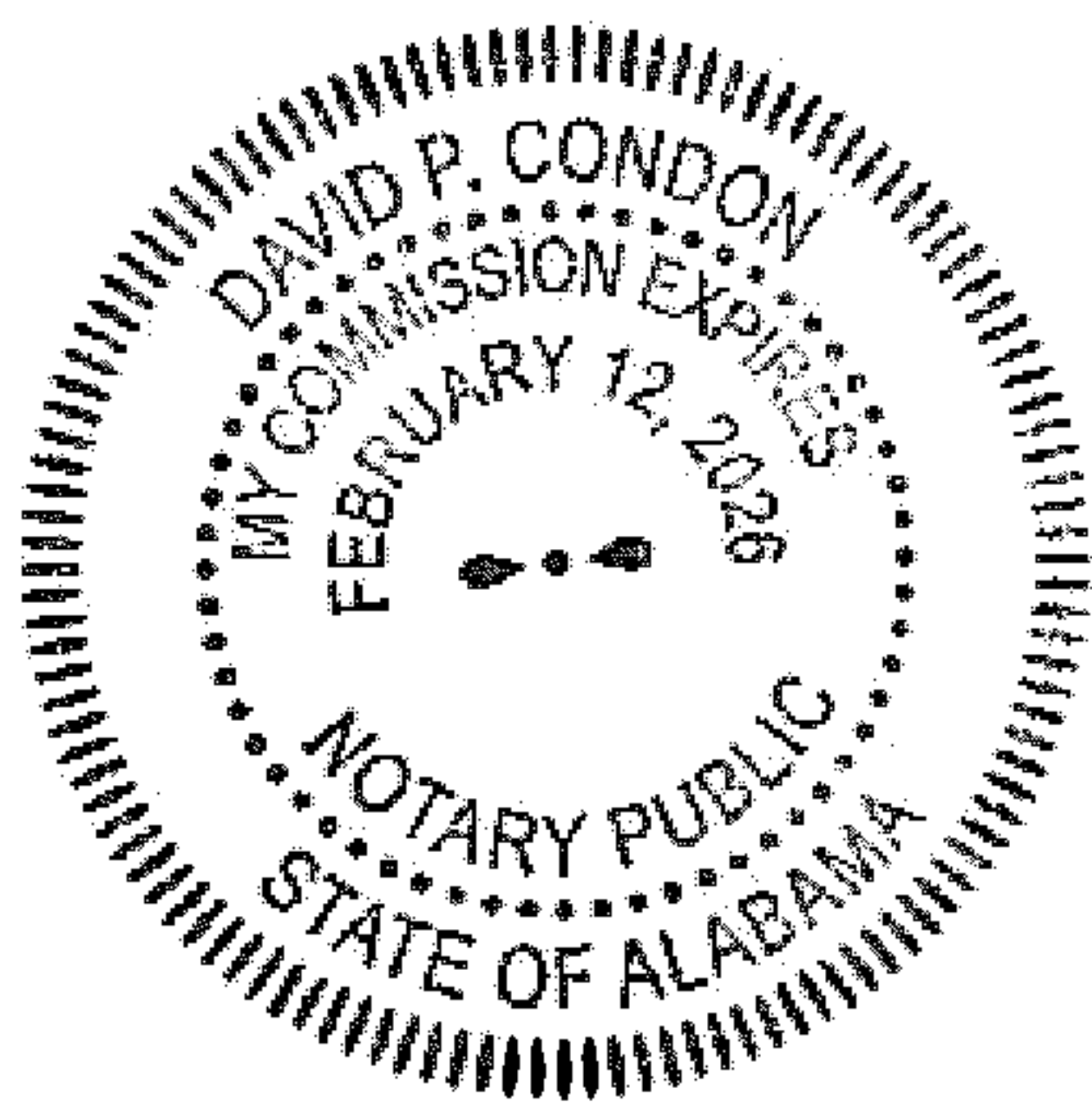
By:   
Jimmie Frances Brindley, Trustee

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jimmie Frances Brindley, Trustee of Jimmie Frances Brindley Revocable Trust dated May 25, 2018 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, he, in his capacity as Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October, 2022.

  
Notary Public: David P. Condon  
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Jimmie Frances Bradley, Trustee	Grantee's Name	Gregory Holdings,llc
Mailing Address	of Jimmie Frances Bradley Revocable Trust. 4051 Mary Kathryn Circle Panama City, Fl. 32405	Mailing Address	7646 Cottonridge Road Trussville, Al. 35173
Property Address	3401 Charing Wood Lane Birmingham, Al. 35242	Date of Sale	10/21/2022
		Total Purchase Price	\$ 300,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other

☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

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 purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date10/21/22

Unattested

PrintDawn Bagwell For David P. Condon, P.C.

SignDawn Bagwell

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/24/2022 11:46:44 AM  
\$325.00 JOANN  
20221024000398550

Allen S. Bayl