

20221109000419070
11/09/2022 02:16:23 PM
DEEDS 1/2

WARRANTY DEED

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

Grantee's Mailing Address/
Send Tax Notice To:
Gregory Holdings, LLC
7646 Cottonridge Road
Trussville, Alabama 35173

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Pranee Pantumsinchai, as Personal Representative of
The Estate of Ubol Ratanaubol, deceased, Shelby County Probate Case No. PR-2022-000809
(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

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

Lot 3, according to the Survey of Indian Valley Fifth Sector, as recorded in Map Book 5, Page 100, in the Office of the Judge of Probate of Shelby County, Alabama.

Also: Commence at the Southeast corner of Lot 4, Indian Valley 5th Sector, as recorded in Map Book 5, Page 100, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a northerly direction along the east line of said Lot for a distance of 374 feet to a point on the edge of Indian Valley Lake, said point being the point of Beginning. From the point of beginning thus obtained, continue in a northerly direction along the easterly line of said Lot 4 for a distance of 54 feet to a point on the edge of Indian Valley Lake; thence run in a southwesterly, southerly, and southeasterly direction along the edge of Indian Valley Lake to the point of beginning.

Ubol Ratanaubol was the surviving grantee of those certain deeds recorded in Book 334, Page 106, and Book 339, page 368, in the Probate Court of Shelby County, Alabama. The other grantee, Krieng Kri Ratanaubol having died on or about September 18, 1995.

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, its successors and assigns, forever.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, its successors 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, its successors and assigns forever, against the lawful claims of all persons.

Initiated by 

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 4th day of November, 2022.

THE ESTATE OF UBOL RATANAUBOL, DECEASED, SHELBY COUNTY PROBATE CASE NO. PR-2022-000809

By: Pranee Pantumsinchai
Pranee Pantumsinchai, Personal Representative

ACKNOWLEDGEMENT:

Kingdom of Thailand
Bangkok Metropolis
Embassy of the United States
of America } **SS**

I, _____ Consulate of the United States of America, _____ duly commissioned and qualified, hereby certify that **Pranee Pantumsinchai** as Personal Representative of **The Estate of Ubol Ratanaubol, deceased, Shelby County Probate Case No. PR-2022-000809** 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, Pranee Pantumsinchai in his/her capacity as Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and seal this November 4, 2022.

Jimmy Byaruhanga
Notarizing Officer
Bangkok, Thailand

My Commission Expires: **Indefinite**

Grantor's Address: 5312 Paramount Dr Irondale, AL 35210

Property Address: 2424 Titonka Rd Birmingham, AL 35244

****This instrument is being insured by Reli Settlement Solutions, LLC (File No. BHM-22-8470) and underwritten by First American Title Insurance Company**



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/09/2022 02:16:23 PM
\$175.00 PAYGE
20221109000419070**

Allen S. Bayl