

20221220000455940  
12/20/2022 01:25:33 PM  
DEEDS 1/3

Send Tax Notice to:

Marquita Gregory

3023 O Connor Ct N  
Helena, AL 35080

This Instrument Prepared By:

Robert McNearney

2370 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-22-5320

STATE OF ALABAMA

COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED SEVEN THOUSAND NINE HUNDRED AND 00/100 (\$307,900.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

**Cahaba Home Designs, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

5151 Flint Court, Trussville, AL 35173

by **Marquita Gregory (herein referred to as "Grantee")**, whose mailing address is

3023 O Connor Ct N, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **3023 O Connor Ct N, Helena, AL 35080**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

### SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$207,900.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators 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 I(we) have hereunto set my(our) hand(s) and seal(s), this 19<sup>th</sup> day of December, 2022.

Cahaba Home Designs, LLC, an Alabama Limited Liability Company

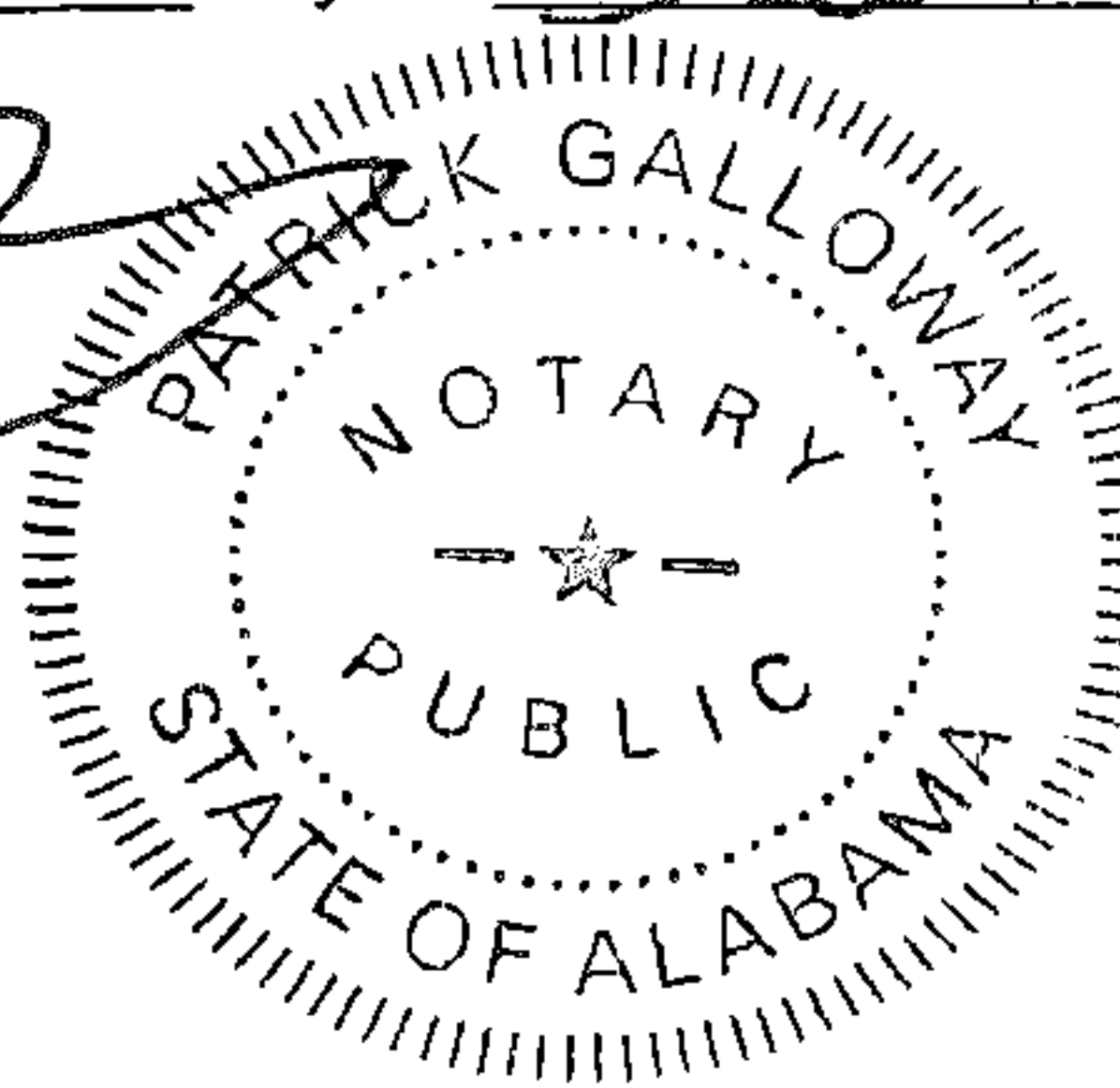
By: [Signature]  
Frankie Drozdowicz, Member

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frankie Drozdowicz**, whose name(s) as **Member(s)** of **Cahaba Home Designs, LLC**, a/an **Alabama** corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of **Cahaba Home Designs, LLC**, on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of December, 2022

[Signature]  
Notary Public, State of  
Patrick Galloway  
Printed Name  
My Commission Expires: 10-4-25



**EXHIBIT A**

Property 1:

Lot 88, according to the Survey of Braelinn Village Phase I, as recorded in Map Book 11, Page 100, in the Probate Office of Shelby County, Alabama; situated in the Town of Helena, Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/20/2022 01:25:33 PM**  
**\$128.00 BRITTANI**  
**20221220000455940**

*Allen S. Bayl*