

SEND TAX NOTICE TO:
Michael Russell
623 Riverchase Parkway West
Hoover, AL 35244

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED SIXTY FOUR THOUSAND AND 00/100 (\$464,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Gregory Holdings, LLC, an Alabama Limited Liability Company**, whose address is 17 Office Park Circle, Ste 150, Mountain Brook, AL 35223 (hereinafter "Grantor", whether one or more), by **Michael Russell**, whose address is 623 Riverchase Parkway West Hoover AL 35244 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Michael Russell**, the following described real estate situated in Shelby County, Alabama, **the address of which is 623 Riverchase Parkway West, Hoover, AL 35244 to-wit:**

Lot 1, Riverchase West Subdivision, First Addition, a subdivision of Riverchase, according to the plat recorded as Map Book 7, Page 2, in the Probate Office of Shelby County, Alabama.

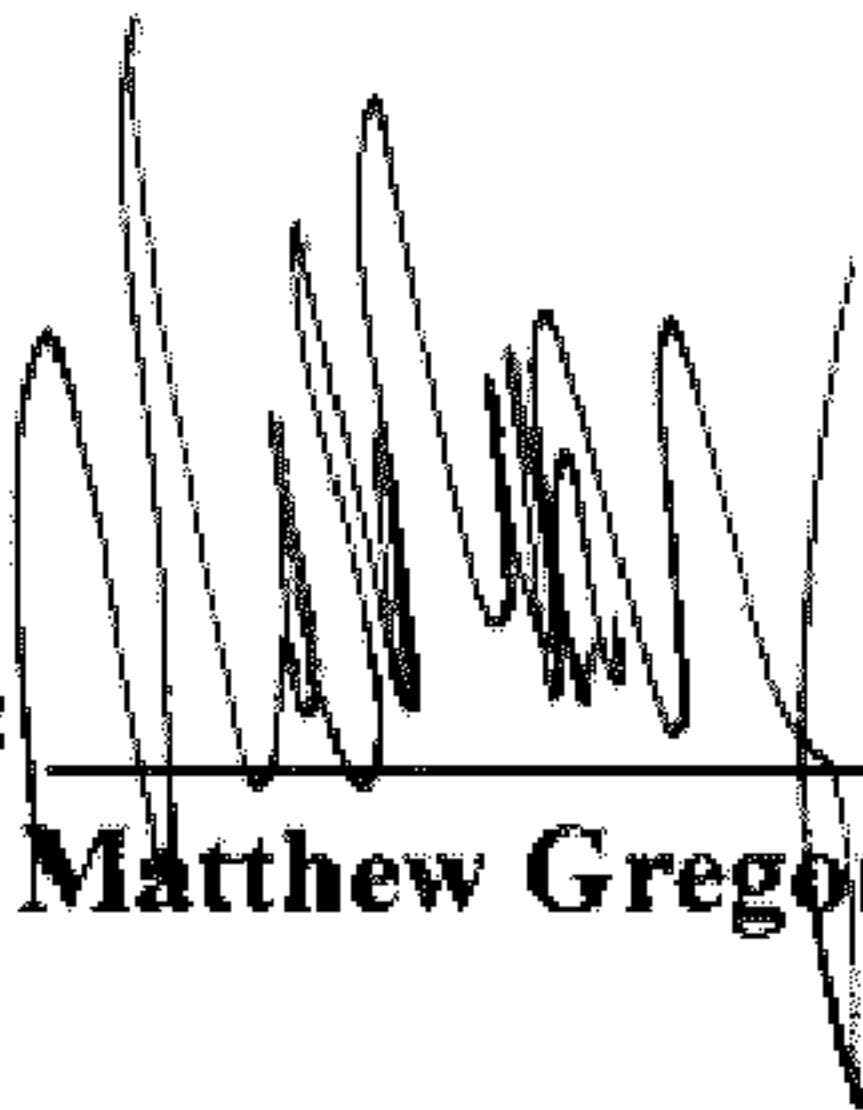
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$314,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 9th day of January, 2023.

Gregory Holdings, LLC, an Alabama Limited Liability Company

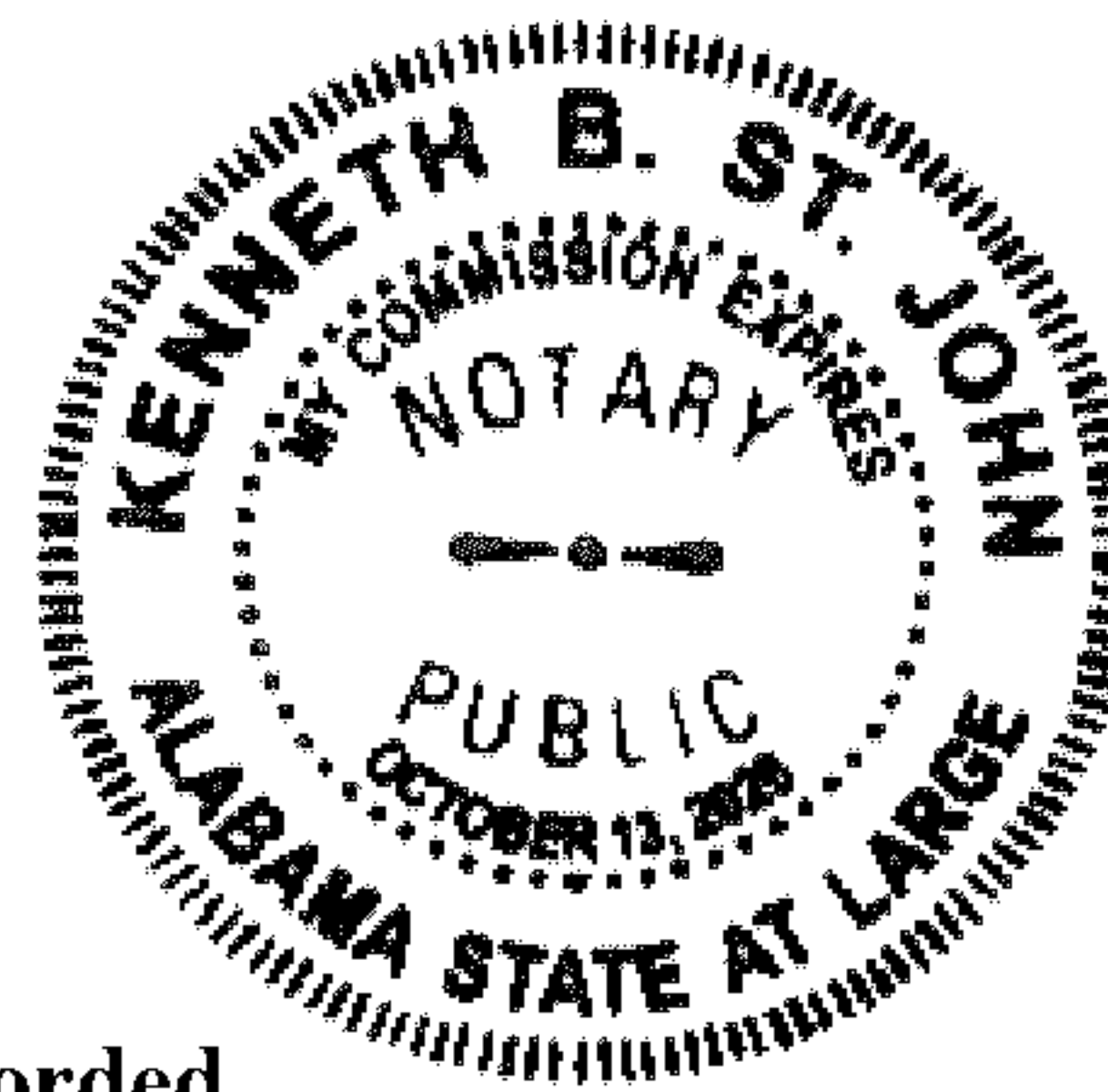
By: 
Matthew Gregory, Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Matthew Gregory whose name as Member of Gregory Holdings, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and seal this 9th day of January, 2023.


Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/10/2023 11:52:56 AM
\$175.00 JOANN
20230110000008190

