

20230125000020200
01/25/2023 08:36:59 AM
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, AL 35173

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Nellie A. Estes, an unmarried woman,
by and through Cary Estes, her Attorney in Fact**

(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:

Commencing at the SE corner of Section 15, Township 19 South, Range 2 West, thence Northerly along the East boundary of said Section a distance of 793.95 feet to a point; thence turn an angle of 89 degrees 51 minutes 23 seconds to the left for a distance of 275.00 feet to the point of beginning; thence turn an angle to the left of 90 degrees 08 minutes 37 seconds for a distance of 149.65 feet to a point on the North right of way line of County Road No. 14; thence Northwesterly along said right of way line a distance of 325.60 feet to a point; thence turn an angle of 86 degrees 32 minutes 23 seconds to the right for a distance of 130.0 feet to a point; thence turn an angle of 90 degrees 08 minutes 37 seconds to the right for a distance of 325.00 feet to the point of beginning. Said land being situated in the SE¼ of SE¼, Section 15, Township 19 South, Range 2 West. Situated in Shelby County, Alabama.

Nellie A. Estes, Grantor herein, is the surviving Grantee of that certain survivorship deed recorded in Deed Book 29, Page 652. The other Grantee, Charles V. Estes, having died on or about the 20th day of November 2002.

\$201,062.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 24th day of January, 2023.

Nellie A. Estes by Cary Estes

Nellie A. Estes by Cary Estes, her Attorney in Fact

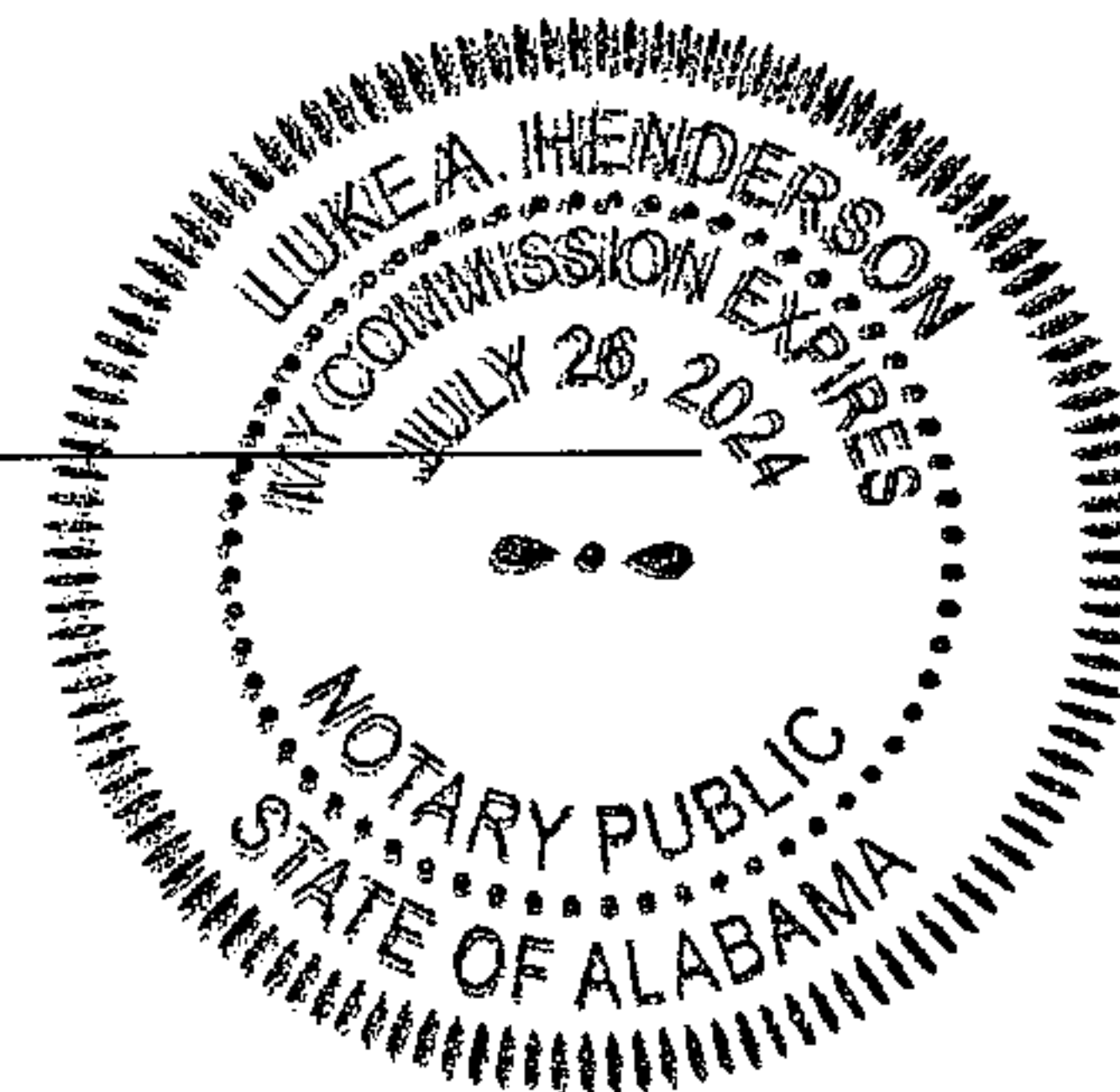
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Cary Estes, as Attorney in Fact for Nellie A. Estes** 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, Cary Estes executed the same voluntarily, and acting within the scope and power of said power of attorney, in his/her capacity as Attorney in Fact for Nellie A Estes on the day the same bears date.

Given under my hand and seal this January 24, 2023.

My Commission Expires:

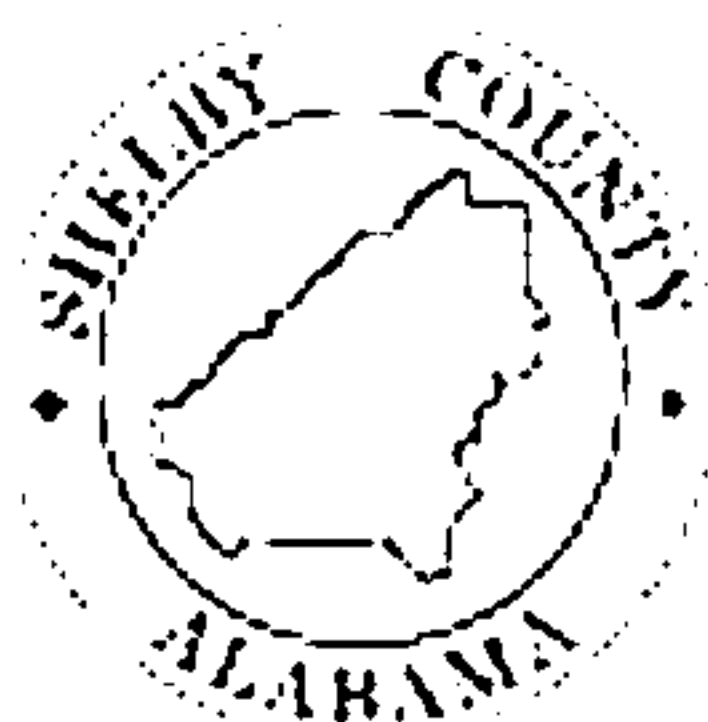
Luke A. Henderson
Notary Public



Grantor's Address: 3805 6th Avenue South, Birmingham, AL 35222

Property Address: 4916 Cahaba Valley Trace Birmingham, AL 35242

Current Tax Id # 10 5 15 0 002 056.001



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/25/2023 08:36:59 AM
\$26.00 JOANN
20230125000020200

Allie S. Bayl