

20230224000049820
02/24/2023 08:05:45 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 One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Robert D Briggs, Jr. and spouse, Rosa Briggs

(herein referred to as "Grantors") 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:

All that parcel of land in City of Columbiana, Shelby County, State of Alabama, as more fully described in Deed Book 1999, Page 31681, ID# 217252003001000, being known and designated as:

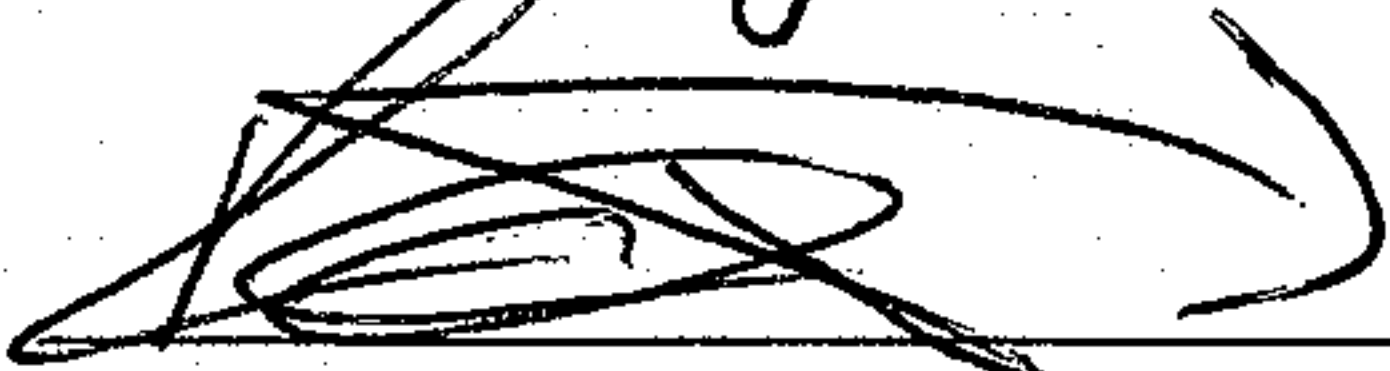
Commence at the back of the curb on the East side of Lien Street and the back of the sidewalk on the South side of Kingdom Road; thence East run along the back of the sidewalk a distance of 86.63 feet; thence turn an angle of 1 °1 '04" to the right and continue along the back of the sidewalk a distance of 64.16 feet; thence turn an angle of 1 °15'54" to the right and continue along the back of the sidewalk a distance of 46.04 feet to the point of beginning; thence turn an angle of 1 ° 15'07" to the right and continue along the back of sidewalk a distance of 155.00 feet; thence turn an angle of 90°52'00" to the right and run a distance of 130.00 feet; thence turn an angle of 89°08'00" to the right and run a distance of 155.00 feet; thence turn an angle of 90°52'00" to the right and run a distance of 130.00 feet to the point of beginning.

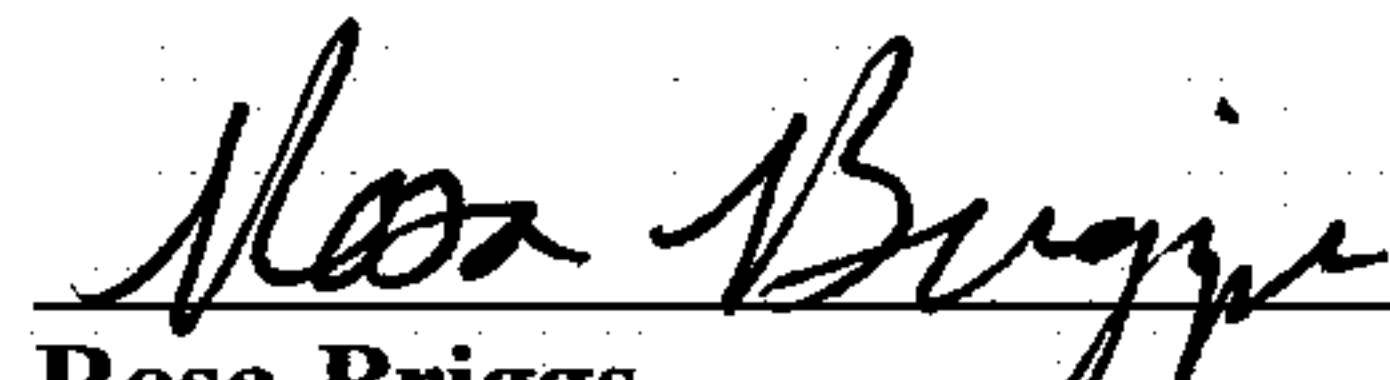
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs 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 Grantors have set their hands and seals this 22nd day of February, 2023.

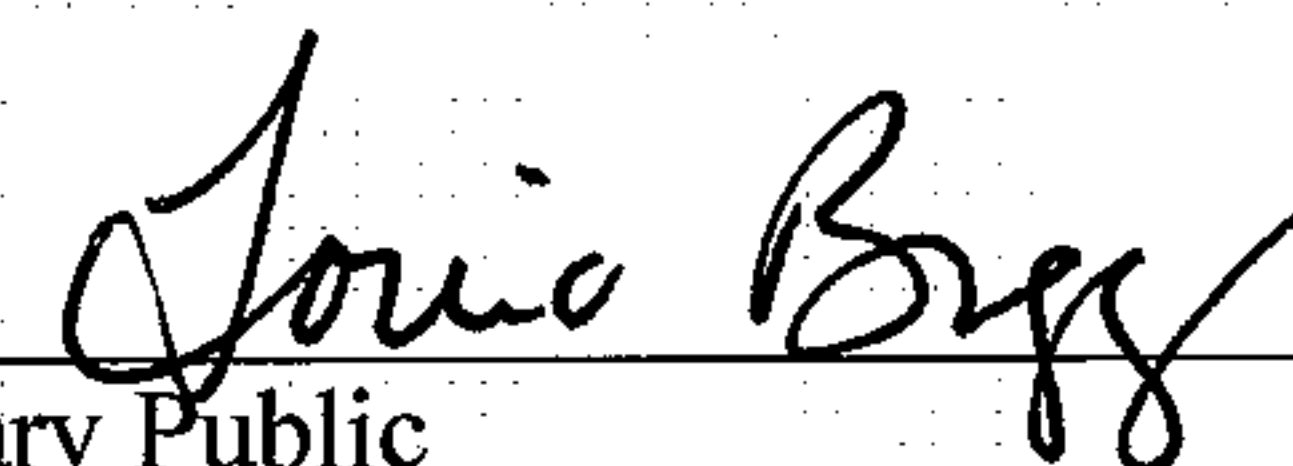

Robert D Briggs, Jr.


Rosa Briggs

STATE OF Washington)
COUNTY OF Snohomish)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Robert D Briggs, Jr. and Rosa Briggs** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this February 22nd, 2023.

My Commission Expires: Feb. 13, 2025 
Notary Public

Grantor's Address: 2802 Ruggs Lake Rd Everett, WA 98208

Property Address: 203 Ferry Road Columbiana, AL 35051



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2023 08:05:45 AM
\$150.00 PAYGE
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