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03/06/2023 09:03:14 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:**
Michael Jeffrey Chunn
2424 Titonka Rd
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Gregory Holdings, LLC

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

Michael Jeffrey Chunn

(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. Situated in Shelby County, Alabama.

\$412,392.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

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, his heirs and assigns, forever.

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

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 3rd day of March, 2023.

GREGORY HOLDINGS, LLC

by:

Matthew Gregory, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Matthew Gregory as Member of **Gregory Holdings, LLC** 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, Matthew Gregory in his capacity as Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

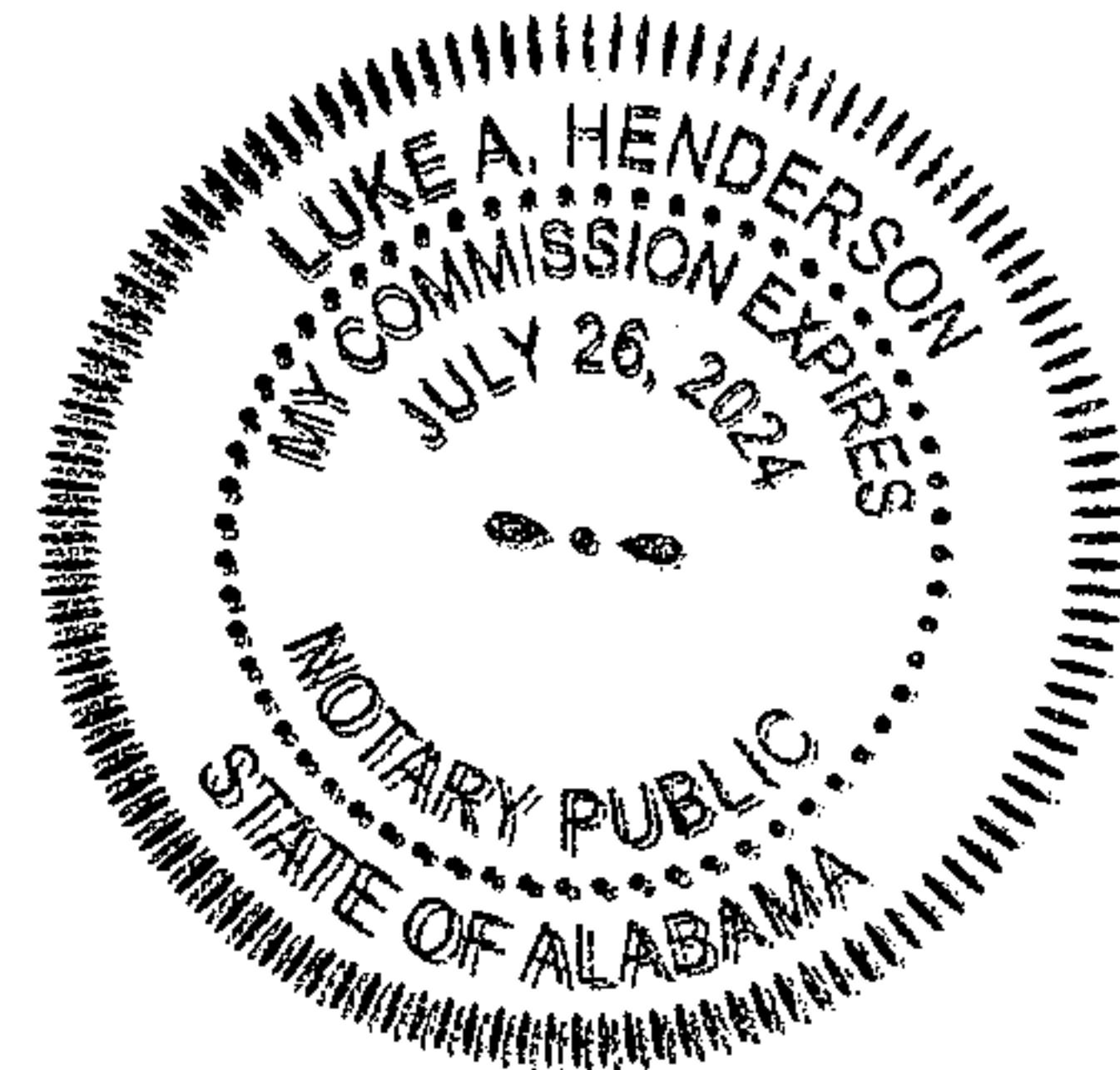
Given under my hand and seal this March 3, 2023.

My Commission Expires:


Notary Public

Grantor's Address: 7646 Cottonridge Road, Trussville, AL 35173

Property Address: 2424 Titonka Rd, Birmingham, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2023 09:03:14 AM
\$33.00 JOANN
20230306000060700

Allen S. Bayl