

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 Thirty Thousand and 00/100 Dollars (\$230,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Bryan Anthony McClelland, II (aka Bryan McClelland, III), as Personal Representative
of
The Estate of Bryan A McClelland, deceased, Probate Case No. PR-2023-000202

(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:

Lot 54, according to the Survey of Meadowbrook, Fifth Sector - First Phase, as recorded in Map Book 8, Page 109, in the Probate Office of SHELBY County, ALABAMA.

\$184,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

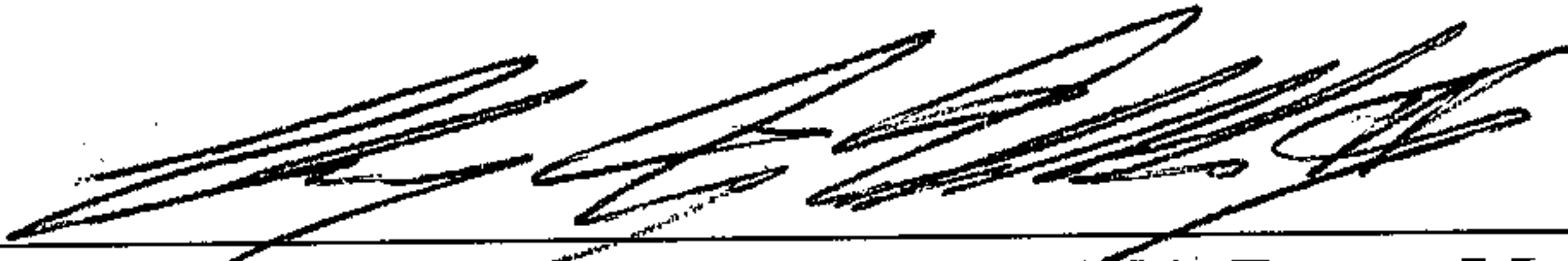
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 21st day of April, 2023.

THE ESTATE OF BRYAN A MCCLELLAND, DECEASED,
PROBATE CASE NO. PR-2023-000202

by: 
Bryan Anthony McClelland, II (aka Bryan McClelland, III),
Personal Representative

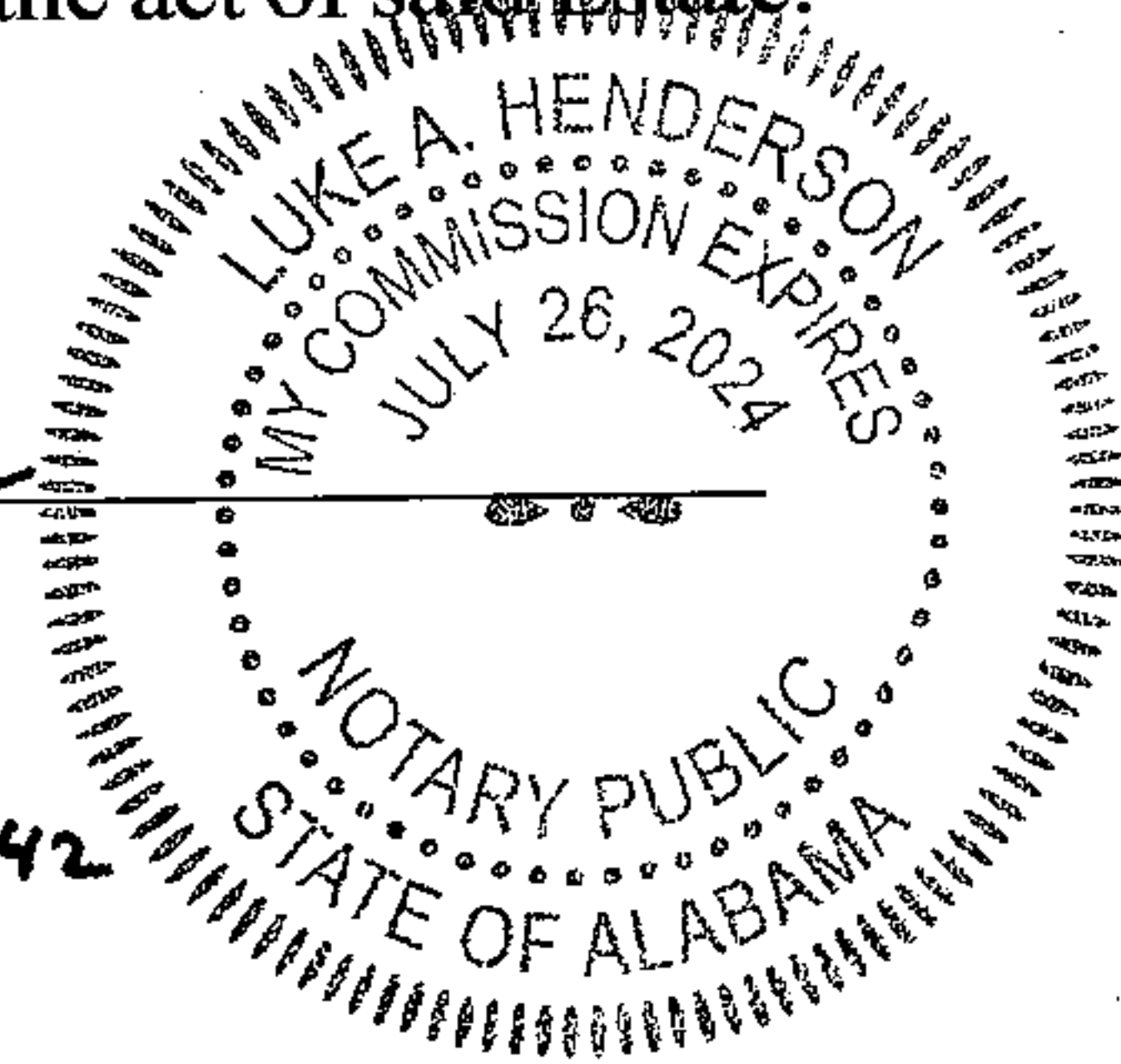
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Bryan Anthony McClelland, II (aka Bryan McClelland, III) as Personal Representative of The Estate of Bryan A McClelland, deceased, Probate Case No. PR-2023-000202 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, Bryan Anthony McClelland, II (aka Bryan McClelland, III) in his capacity as Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and seal this April 21, 2023.

My Commission Expires:


Notary Public



Grantor's Address: 3409 Heatherbrooke Plany Birmingham, AL 35242

Property Address: 3603 Stratford Ln, Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/21/2023 01:43:56 PM
\$69.00 JOANN
20230421000115700

Allen S. Byrd