

Send Tax Notice to:

Kajuandra Harris

1722 Mountain Laurel
Lane, Hoover, AL
35244

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-23-8147

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Gregory Holdings, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is

2646 Cottonridge Road, Trussville, AL 35173

by **Kajuandra Harris (herein referred to as "Grantee"),** whose mailing address is

1722 Mountain Laurel Lane, Hoover, AL 35244

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1722 Mountain Laurel Lane, Hoover, AL 35244,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

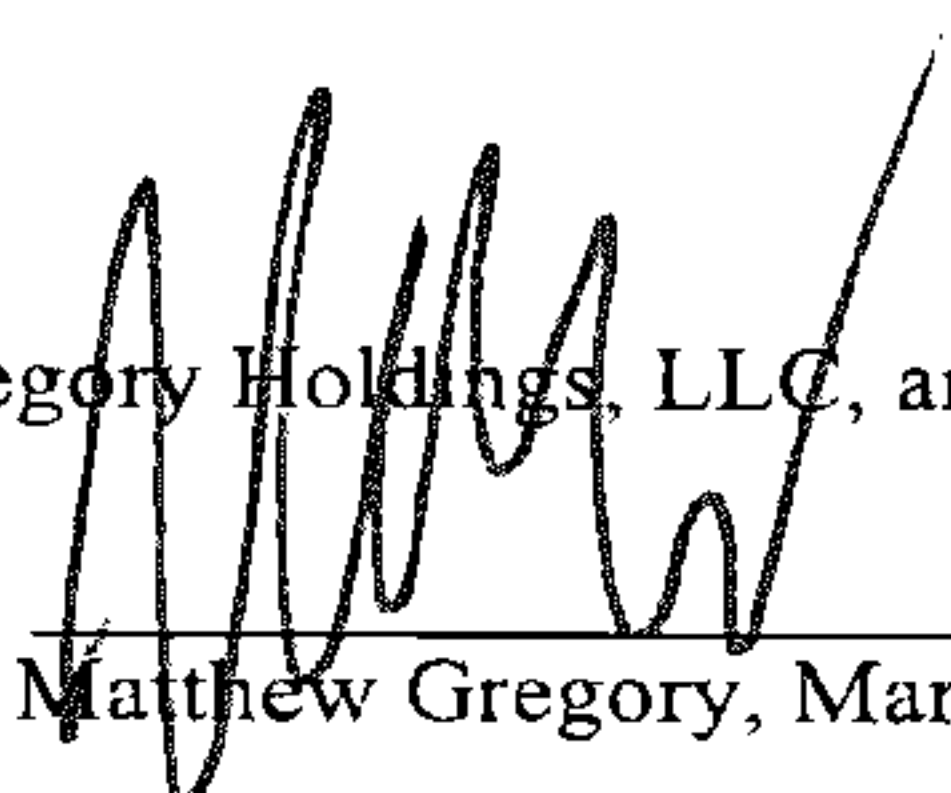
MINING AND MINERAL RIGHTS EXCEPTED.

\$343,660.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 6 day of June, 2023.

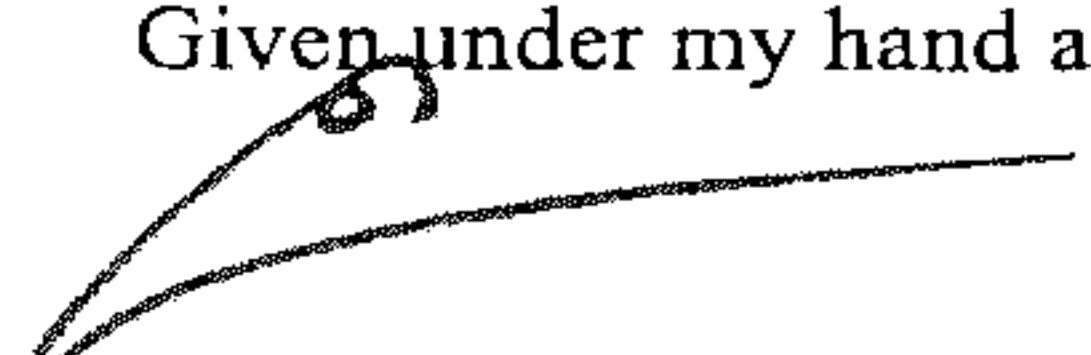

Gregory Holdings, LLC, an Alabama Limited Liability Company

By: _____
Matthew Gregory, Managing 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**, whose name(s) as **Managing Member(s)** of **Gregory Holdings, LLC**, a/an **Alabama** corporation, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Gregory Holdings, LLC**, on the day the same bears date.

Given under my hand and official seal this 6 day of June, 2023.



Notary Public, State of

Printed Name

My Commission Expires:

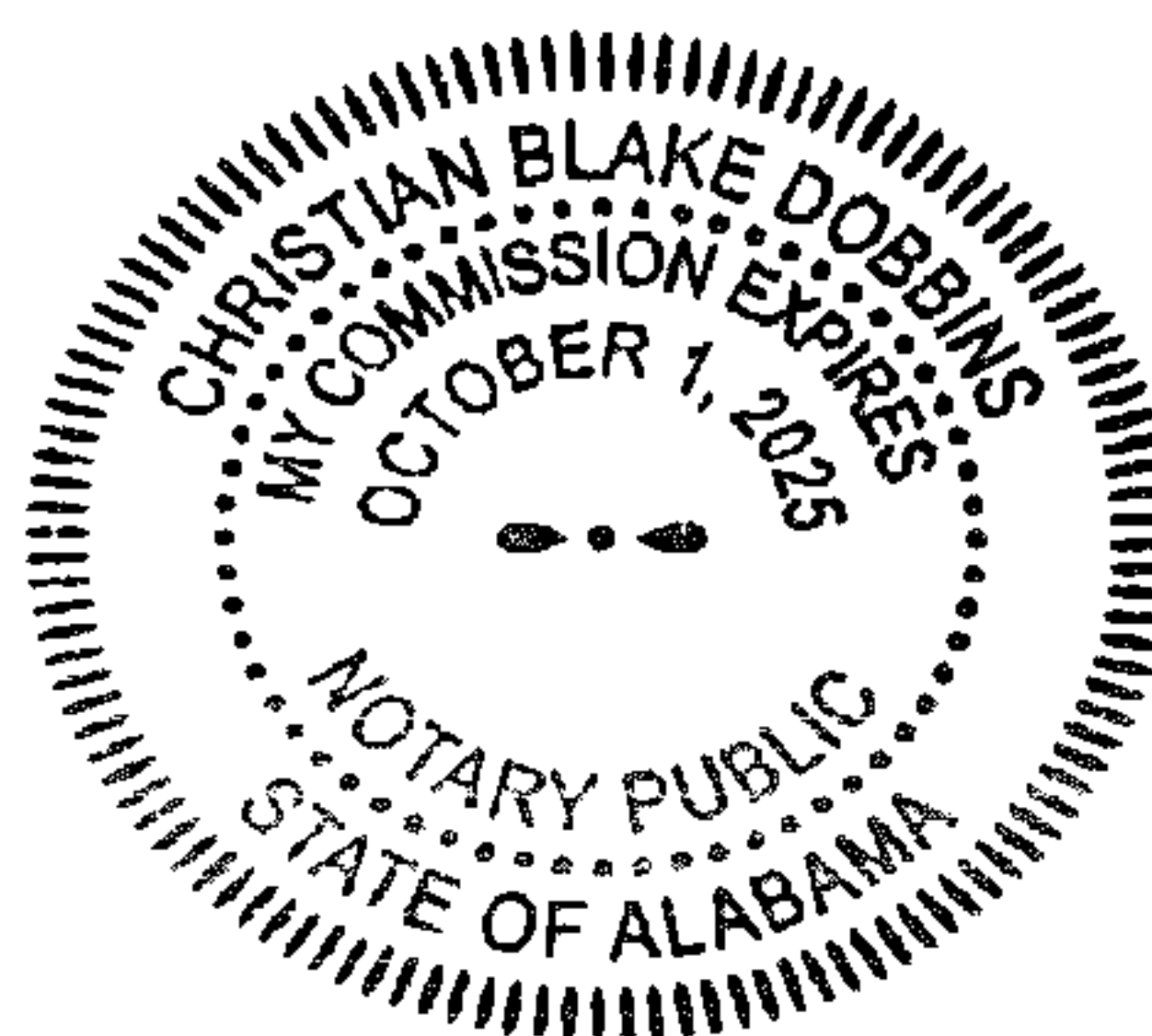


EXHIBIT A

Property 1:

Lot 60, according to the Survey of Davenport's Addition to Riverchase West Sector 3, as recorded in Map Book 8, Page 53 A, B, & C, in the Probate Office of Shelby County, Alabama.



File No.: BHM-23-8147

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2023 02:46:43 PM
\$34.50 BRITTANI
20230607000171840
General Warranty Deed - LE (AL)

Allen S. Bayl

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