

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 Ninety Thousand and 00/100 Dollars (\$290,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Robert P Durbin, unmarried,
by and through David Clay Durbin, his 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:

Lot 26, according to the Survey of The Willow Ridge Addition to Indian Springs, as recorded in Map Book 7, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama.

Robert P. Durbin is the surviving grantee of deed recorded in Shelby Real 342, page 624. The other grantee, Sharon J. Durbin, having died on or about April 26, 2022.

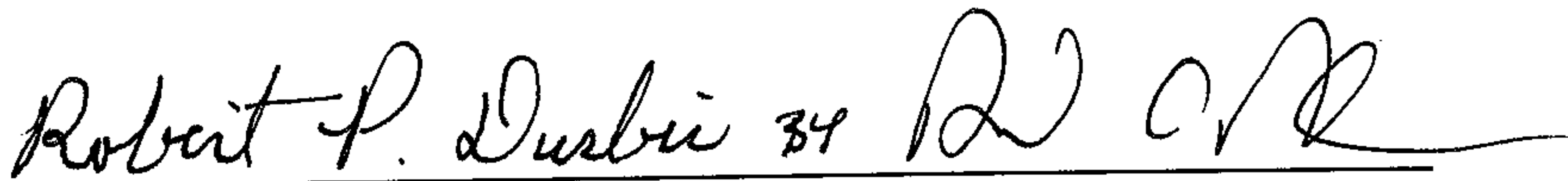
Robert P. Durbin is one and the same person as Robert Paige Durbin.

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 28th day of June, 2023.


Robert P Durbin by David Clay Durbin, 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, David Clay Durbin as Attorney in Fact for Robert P Durbin 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, David Clay Durbin executed the same voluntarily, individually, and acting within the scope and power of said power of attorney, said instrument recorded in Instrument # 20230628000191380, in his/her capacity as Attorney in Fact for Robert P Durbin, on the day the same bears date.

Given under my hand and seal this June 28, 2023.

My Commission Expires:


Notary Public



Grantor's Address: 505 Buck Creek Ln. Alabaster, AL 35007

Property Address: 158 Willow Ridge Dr., Pelham, AL 35124
Current Tax Id: 10-9-29-0-001-001.016



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2023 08:04:12 AM
\$312.00 PAYGE
20230629000192870

Allen S. Bayle