

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 Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Roger D Baggett, unmarried

(herein referred to as "Grantor") does 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 7C, according to A Resurvey of Lot 68 of A Resurvey of Lots 6A and 7A of The Glen Estates, as recorded in Map Book 49, Page 67, in the Probate Office of Shelby County, Alabama.

Roger D. Baggett, Grantor herein, is the surviving Grantee of that certain deed recorded in Inst. No. 1996-01473. The other grantee, Nancy T. Baggett having died on or about the 13th day of June 2013. \$360,000 of the consideration has been paid by a purchase money mortgage. 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 himself, his heirs and assigns, covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his 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 Grantor has set his hand and seal this 21st day of July, 2023.


Roger D Baggett

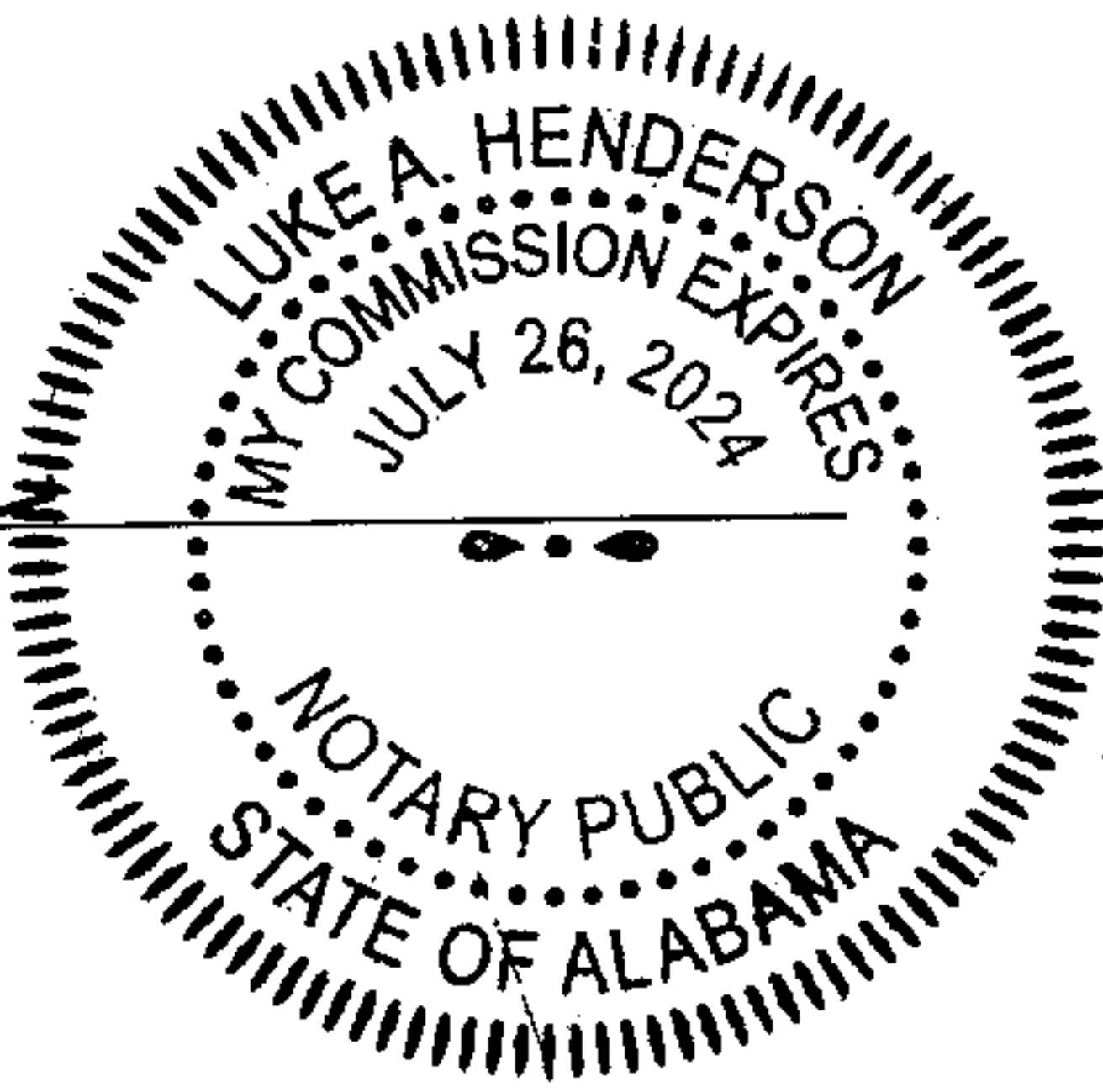
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Roger D Baggett** 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, he executed the same voluntarily on the day the same bears date.

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

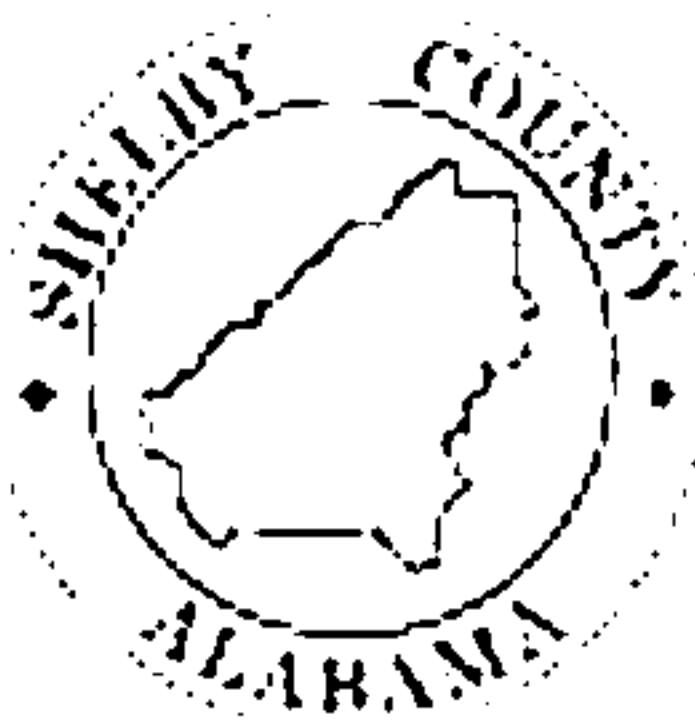
My Commission Expires:


Notary Public



Grantor's Address: **P.O. Box 380814 Birmingham, AL 35238**

Property Address: **300 Greystone Glen Cir, Hoover, AL 35242**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/24/2023 08:15:12 AM
\$112.00 JOANN
20230724000219920

