

## 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 Sixty-Five Thousand and 00/100 Dollars (\$465,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**David Melaud AliFarhani and spouse, Mary Lynsey AliFarhani**  
(herein referred to as "Grantors") 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 1518, according to the Map of Highland Lakes, 15<sup>th</sup> Sector, an Eddleman Community, as recorded in Map Book 23, Page 133, in the Probate office of Shelby County, Alabama, being situated in Shelby County, Alabama.**

**Together with nonexclusive easement to use the private roadways, common Area all as more particularly described in the declaration of easements and Master protective covenants for Highland Lakes, a residential Subdivision, recorded as Instrument#1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of covenants, conditions, and restrictions for Highland Lakes, a residential Subdivision, 15<sup>th</sup> Sector recorded as Instrument# 1998-12384 in the Probate Office of Shelby County, Alabama. (Which together with all amendments thereto, is hereinafter collectively referred to as the Declaration).**

\$372,000.00 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 Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their 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.

