

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Grantee 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 One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Julia Siebold, a/an unmarried woman**

(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 30, according to the Survey of Audubon Forest, First Addition, as recorded in Map Book 11, Page 122, in the Probate Office of Shelby County, Alabama.**

Said property is not the homestead of the Grantor, nor the Grantor's spouse.

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 herself, her heirs and assigns, covenant with said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her 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 her hand and seal this 2<sup>nd</sup> day of November, 2023.

Julia Siebold  
Julia Siebold

STATE OF Illinois )  
COUNTY OF McHenry )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Julia Siebold** 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2<sup>nd</sup> day of November, 2023.

Madison Panfil

My Commission Expires: 05/03/2027

Notary Public

Grantor's Address: **950 Taralon Trl, Lake in the Hills, IL 60156**

Property Address: **4758 Sandpiper Ln Hoover, AL 35244**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/07/2023 02:07:47 PM  
\$200.00 JOANN  
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Allen S. Bayl