

WARRANTY DEED

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

Send Tax Notice To/Grantees
Mailing Address:
Christopher Chad Houston
Sonia Michelle Houston
118 Sheffield Ln
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred Ninety-Two Thousand Five Hundred and 00/100 Dollars (\$592,500.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Gregory Holdings, LLC

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

Christopher Chad Houston and Sonia Michelle Houston

(herein referred to as Grantee), as joint tenants with right of survivorship, 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, 15th 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, 15th 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).

\$503,625.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs 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 Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 15th day of December, 2023.

GREGORY HOLDINGS, LLC

By: _____

Matthew Gregory, Member

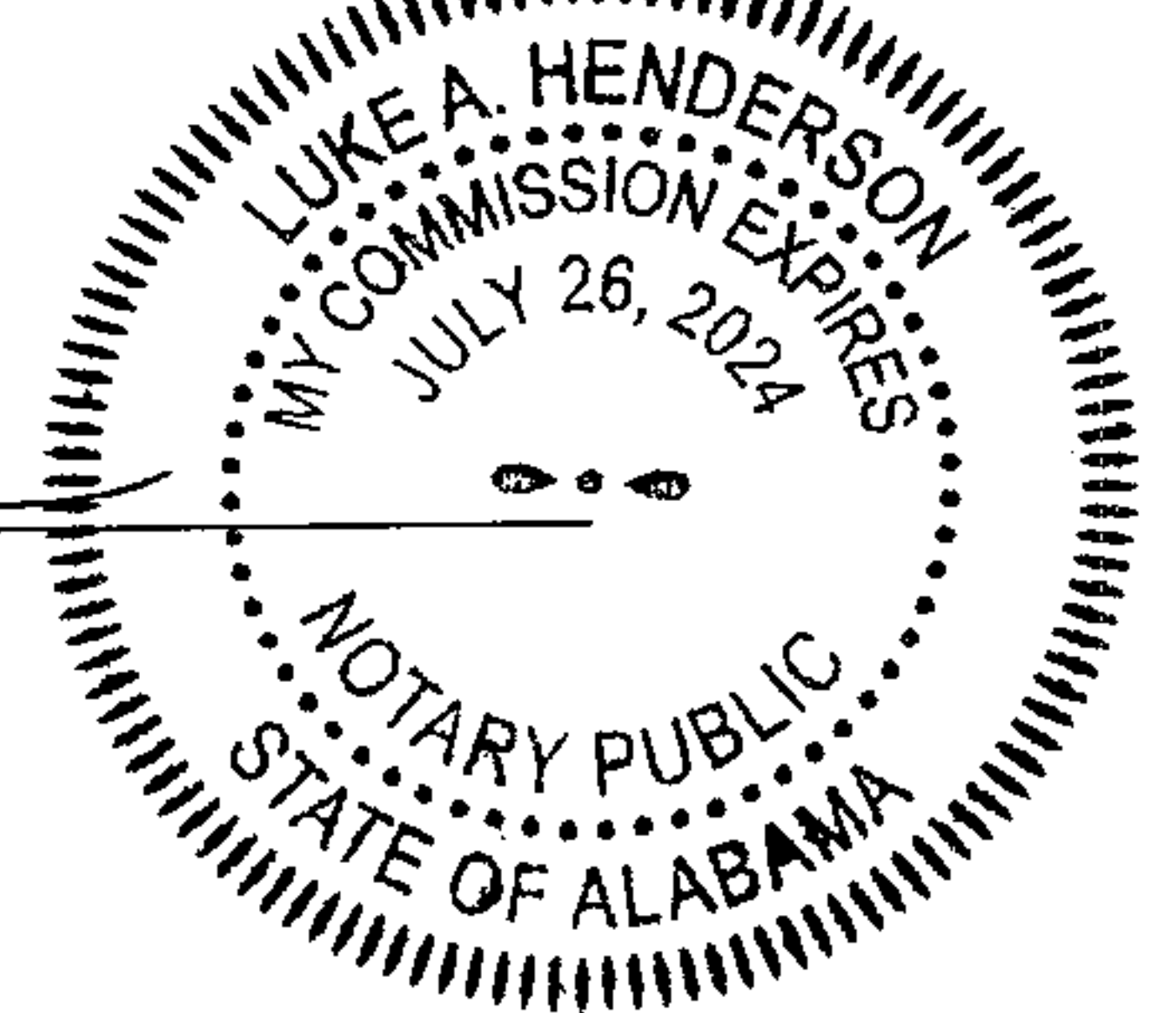
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Matthew Gregory as Member of **Gregory Holdings, LLC** 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, Matthew Gregory in his capacity as Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this December 15, 2023.

My Commission Expires:

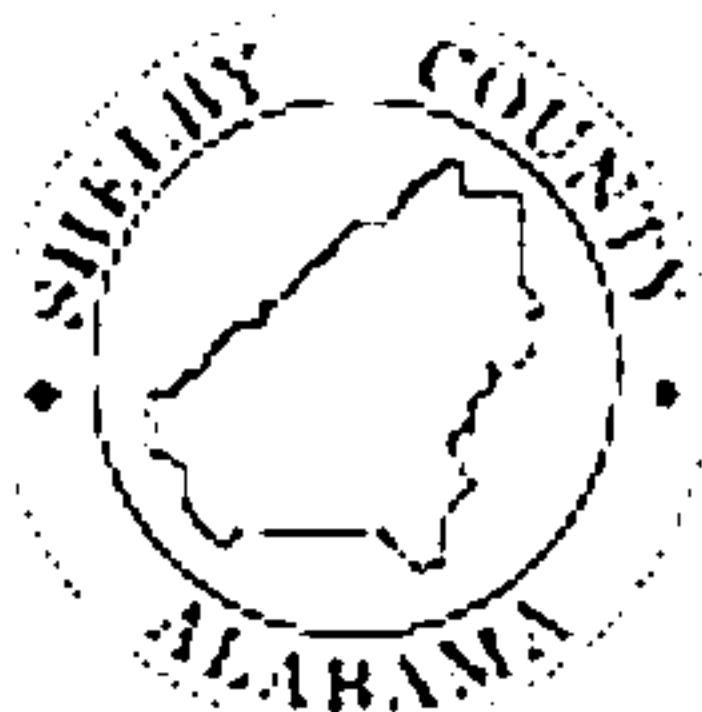

Notary Public



Grantor's Address: 7646 Cottonridge Rd, Trussville, AL 35173

Property Address: 118 Sheffield Ln Birmingham, AL 35242

Parcel ID Number: 09 2 09 0 004 018.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2023 01:26:18 PM
\$114.00 BRITTANI
20231215000361240

Allen S. Bayl