

WARRANTY DEED

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

Grantees' Mailing Address/
Send Tax Notice To:
Chloe Bloom
Brian Dinnell
Jean M. Downs
4660 Wooddale Ln
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Seventy-Five Thousand and 00/100 Dollars (\$375,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

Gregory Holdings, LLC

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

Chloe Bloom, Brian Dinnell, and Jean M. Downs

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 16, Block 5, according to the Survey of Wooddale Fourth Sector, as recorded in Map Book 6, Page 26, in the Probate Office of Shelby County, Alabama.

\$305,250.00 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 Grantees as joint tenants, with right of survivorship, 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 I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this January 16, 2024.

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 whose name as the Member of Gregory Holdings, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Gregory Holdings, LLC.

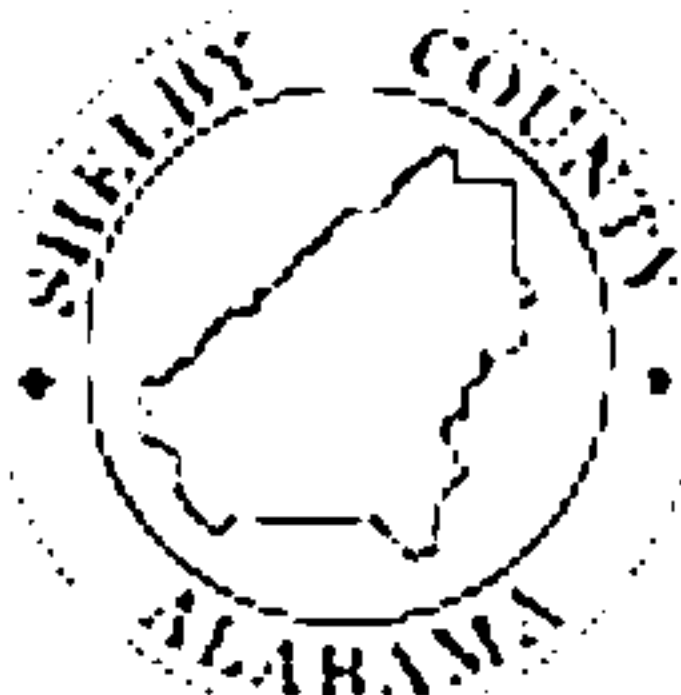
Given under my hand and seal this January 16, 2024.

Notary Public

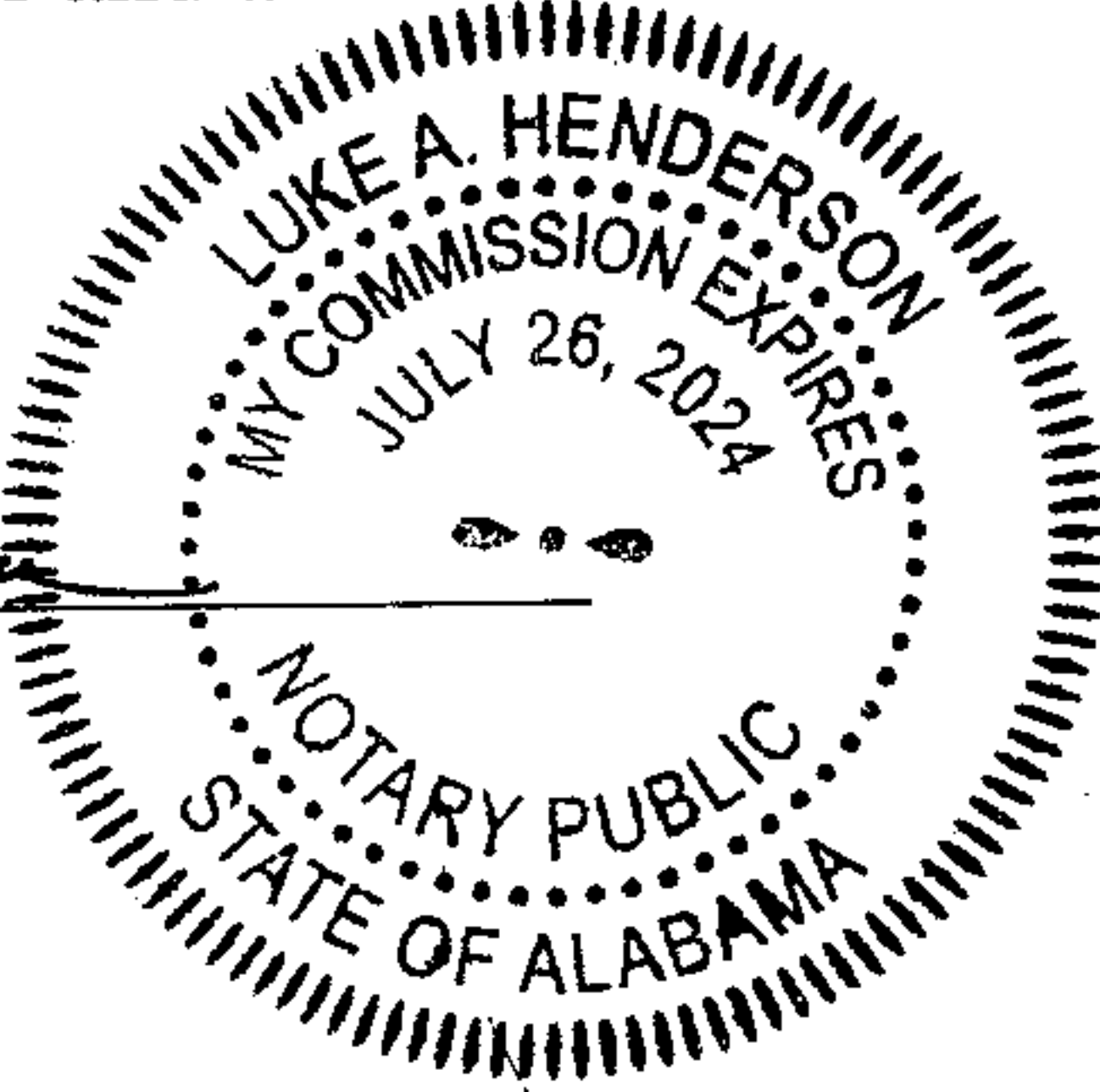
My Commission Expires:

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

Property Address:
4660 Wooddale Ln
Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2024 10:28:00 AM
\$93.00 JOANN
20240117000011820



Allen S. Bayl