

Send Tax Notice to:
Jason Manuel Blankenship
130 Waterford Lake Dr
Calera, AL 35040

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-1138**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED THIRTEEN THOUSAND AND 00/100 (\$213,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Gregory Holdings, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is

7646 Cottonridge Rd., Trussville, AL 35173

by **Jason Manuel Blankenship (herein referred to as "Grantee"),** whose mailing address is

130 Waterford Lake Dr, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **130 Waterford**

Lake Dr, Calera, AL 35040,

and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$183,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 27 day of February, 2024.

Gregory Holdings, LLC, an Alabama Limited Liability Company

By: Gregory Consultants, Inc., Sole Member

By: Matthew Gregory, President

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Gregory, whose name as President of Gregory Consultants, Inc., as Sole Member of Gregory Holdings, LLC, an AL Limited Liability Company, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 27 day of February, 2024

Sandy F. Johnson
Notary Public, State of Alabama

Sandy F. Johnson
Printed Name

My Commission Expires: 01/09/2027

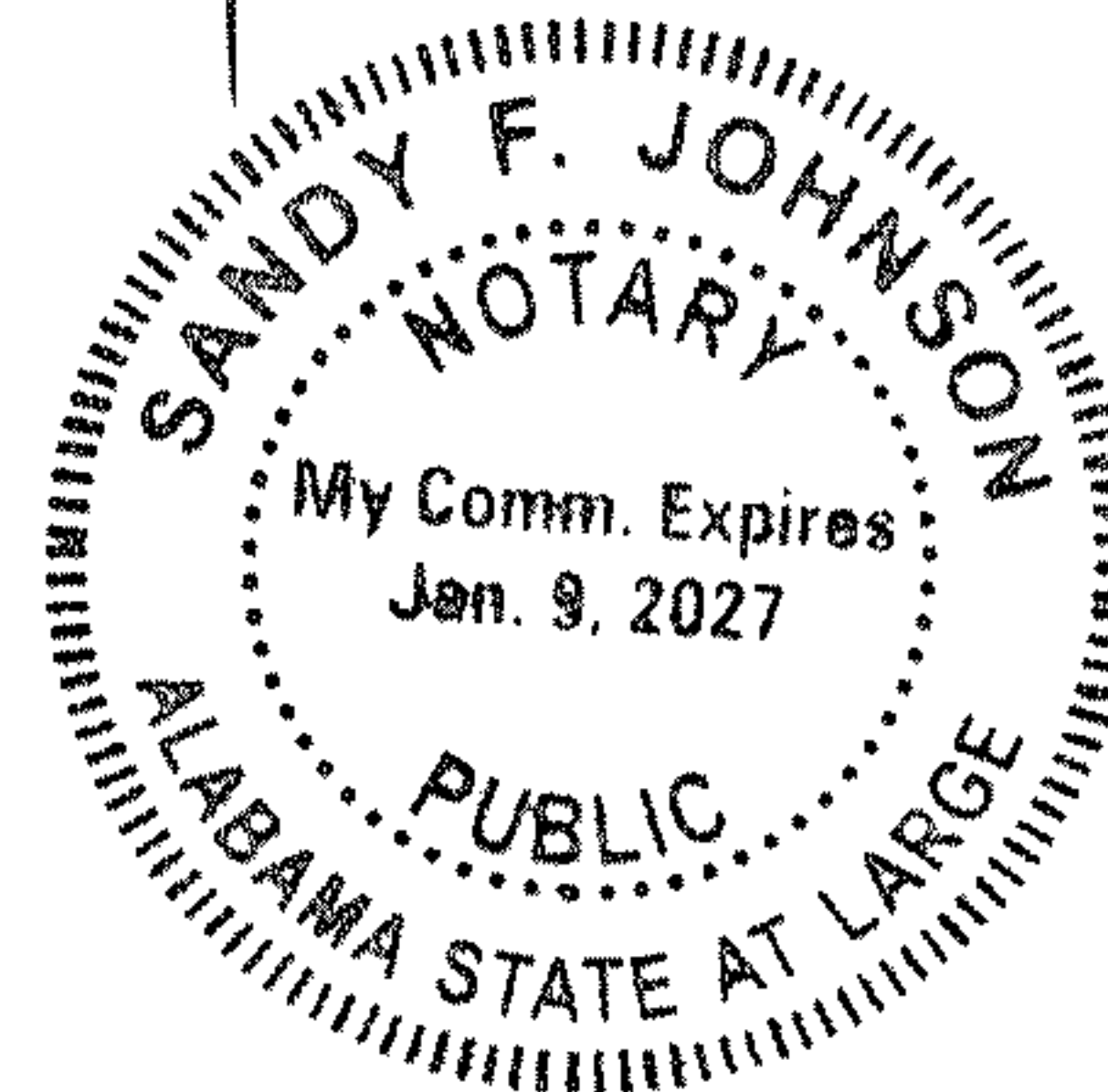


EXHIBIT A

Property 1:

Lot 829, according to the Survey of Waterford Townhomes Sector 1 Phase 1, as recorded in Map Book 31, page 137, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2024 12:12:42 PM
\$58.00 JOANN
20240301000056730

Allen S. Bayl