

20241122000362890  
11/22/2024 11:28:07 AM  
CORDEED 1/2

20241101000341040  
11/01/2024 11:22:10 AM  
DEEDS 1/2

\*This instrument is being re-recorded to  
correct the notary acknowledgment

**CORRECTIVE  
WARRANTY DEED**

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
3 Office Park Circle, Ste 105  
Birmingham, AL 35223

**Grantee's Mailing Address/Send Tax  
Notice To:**  
**Charles Dellaccio**  
**Emily Morris**  
**5237 Meadow Brook Rd**  
**Birmingham, AL 35242**

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred Thousand and 00/100 Dollars (\$500,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Gregory Holdings, LLC**

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

**Charles Dellaccio and Emily Morris**

(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 69, according to the Survey of Meadow Brook 4th Sector, as recorded in Map Book 7, Page 67, in the Probate Office of SHELBY County, ALABAMA.**

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.

20241101000341040 11/01/2024 11:22:10 AM DEEDS 2/2

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 1st day of November, 2024.

**GREGORY HOLDINGS, LLC**

By: \_\_\_\_\_

**Matthew Gregory, Member**

STATE OF ALABAMA )

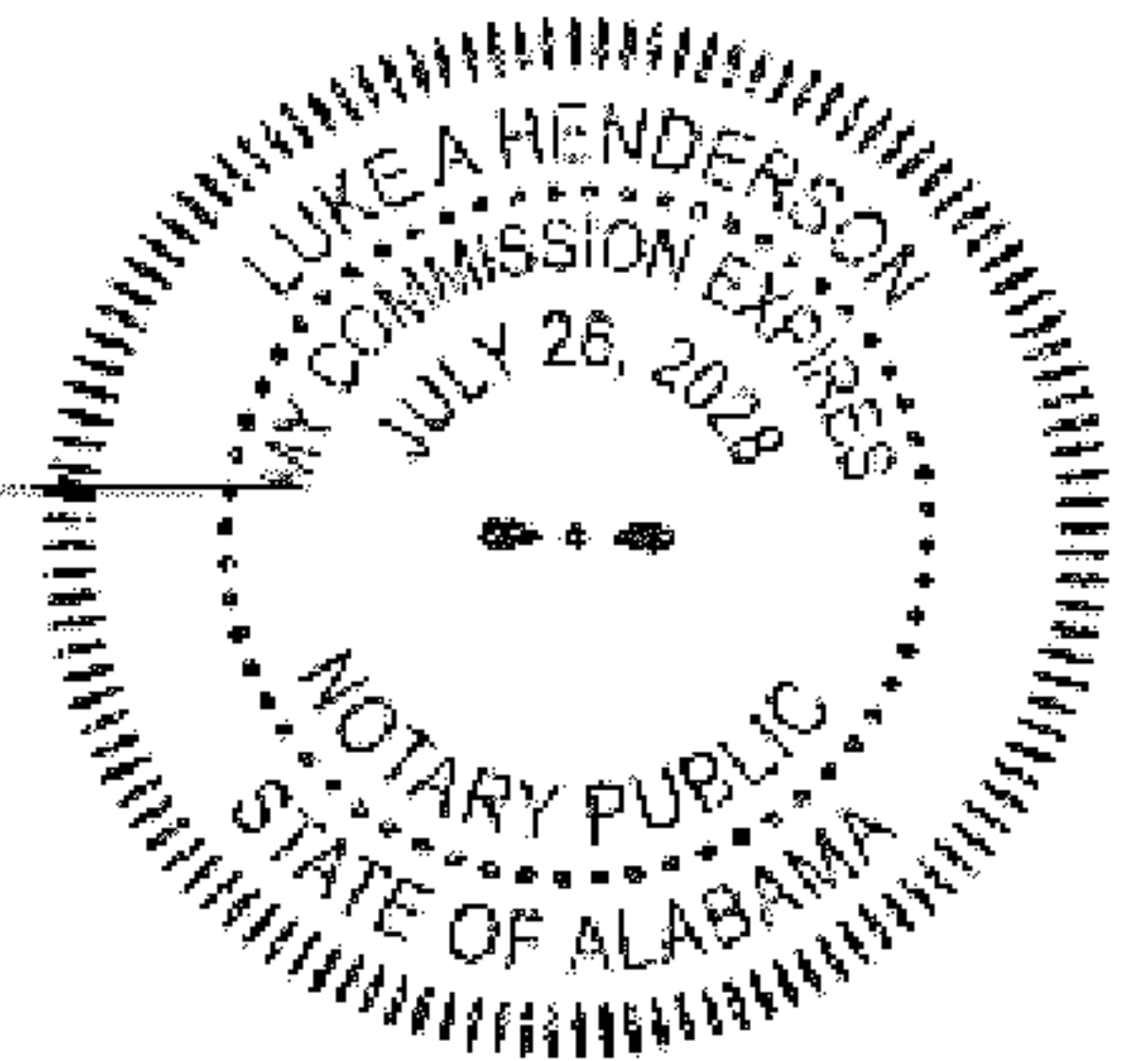
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Matthew Gregory 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 November 1, 2024.

My Commission Expires:

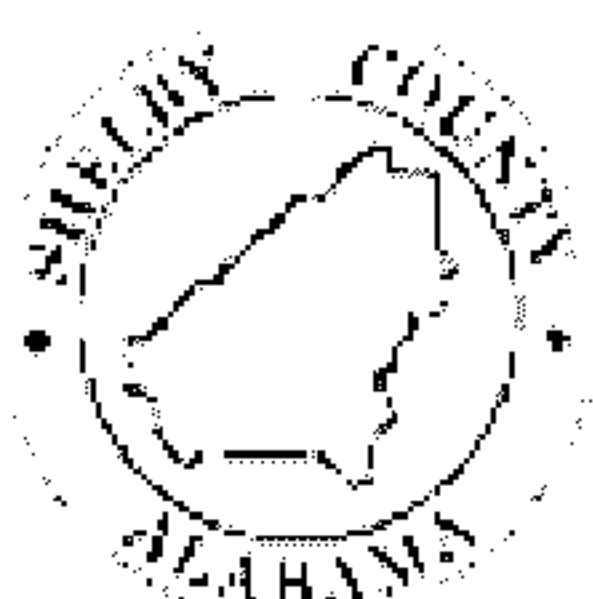
*Luke A Henderson*  
Notary Public



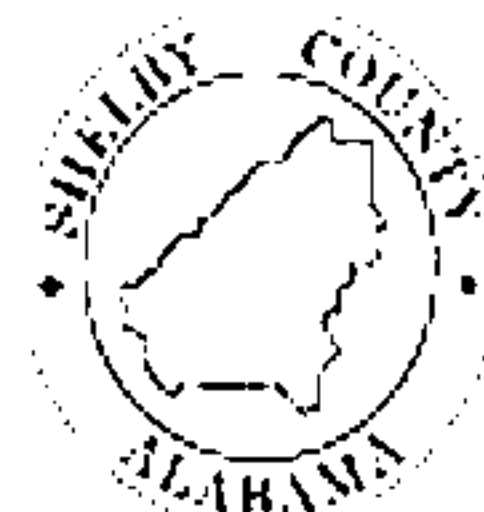
Grantor's Address: 7646 Cottonridge Rd, Trussville, AL 35173

Property Address: 5237 Meadow Brook Rd Birmingham, AL 35242

Parcel ID Number: 10 1 11 0 004 001.000



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/01/2024 11:22:10 AM  
\$525.00 PAYGE  
20241101000341040



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/22/2024 11:28:07 AM  
\$26.00 PAYGE  
20241122000362890

*Allie S. Bayl*

*Allie S. Bayl*