

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB4646

SEND TAX NOTICE TO:

1182 Eagle Dr.
Maylene, AL 35114

[Space Above This Line for Recording Data]

CORPORATION
WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Eighty-four Thousand and 00/100 Dollars (\$284,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Phagan Enterprises, LLC** an Alabama limited liability company whose mailing address is:

2373 Blackridge Dr Hoover, AL 35244; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joel Mark Gregory** whose mailing address 1182 Eagle Dr Maylene AL 35114 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **1182 Eagle Drive, Maylene, AL 35114** to wit:

Lot 573, according to the Survey of Lake Forest, Fifth Sector, as recorded in Map Book 30 Page 25, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$278,856.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, their heirs, and assigns forever. Grantor does for itself its successors and/or 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, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and/or assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26 day of August, 2025

Phagan Enterprises, LLC

By Pamela B. Phagan
Pamela B. Phagan, Member

STATE OF Alabama

Shelby COUNTY ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that Pamela B. Phagan, whose name as **MEMBER** of **Phagan Enterprises, LLC**, and who is signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they as such Member executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 26th day of August, 2025

My Commission Expires: 8-9-2028

Jeninne H. Poe
Notary Public

(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2025 08:39:43 AM
\$30.50 PAYGE
20250827000262550

Allie S. Boyd