

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:
Gregory Holdings, LLC
7646 Cottonridge Road
Trussville, AL 35173**

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty-Six Thousand and 00/100 Dollars (\$156,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Susan Scott Nowak, as Personal Representative of
the Estate of Mary Kay Kelley, deceased, Shelby County Probate Case No. PR-2025-002543**

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

**Gregory Holdings, LLC,
An Alabama Limited Liability Company**

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

LOT 13 IN BLOCK 1, ACCORDING TO AWTREY AND SCOTT ADDITION TO ALTADENA SOUTH AS RECORDED IN MAP BOOK 5, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND AMENDED BY MAP BOOK 5, PAGE 123, IN SAID PROBATE OFFICE BEING SITUATED IN SHELBY COUNTY.

This instrument is executed in accordance with that certain Probate Court Order dated 10/28/25, recorded in Instrument # 20251105000339400.

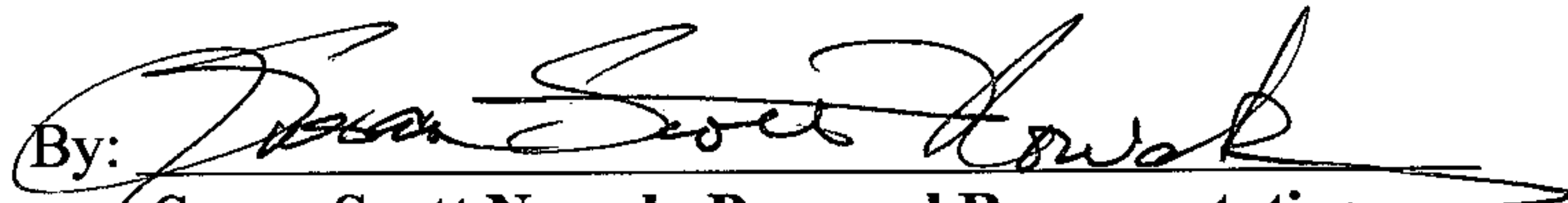
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, its successors 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 5th day of November, 2025.

**ESTATE OF MARY KAY KELLEY, DECEASED,
SHELBY COUNTY PROBATE CASE NO. PR-2025-002543**

By: 
Susan Scott Nowak, Personal Representative

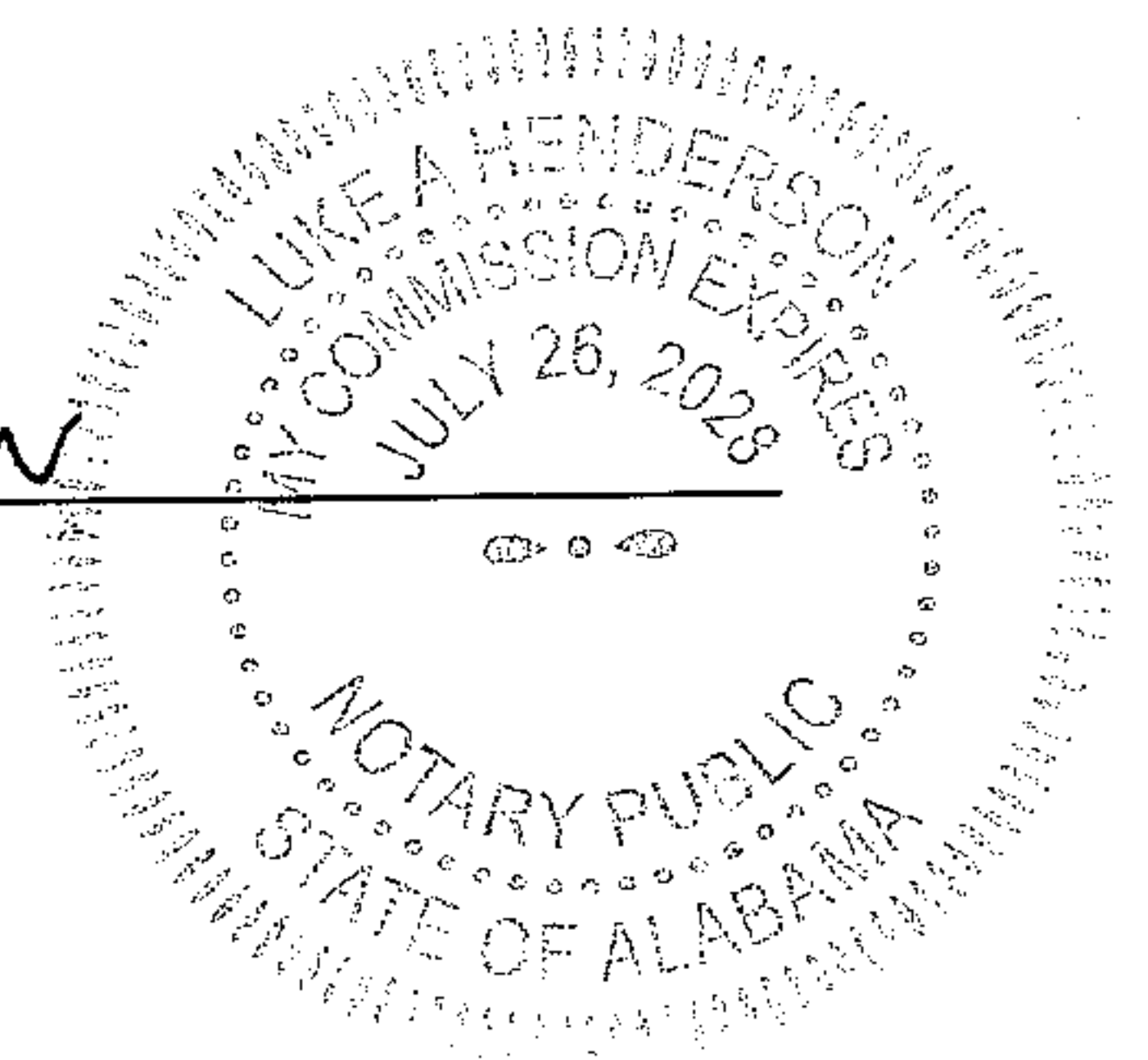
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Susan Scott Nowak** as Personal Representative of **Estate of Mary Kay Kelley, deceased, Shelby County Probate Case No. PR-2025-002543** 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, Susan Scott Nowak in his capacity as Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and seal this November 5, 2025.

My Commission Expires:


Notary Public



Grantor's Address: 448 Scott Rd.
Butler, AL 36904

Property Address: 2834 Altadena South Way
Birmingham, AL 35244

Parcel ID Number: 10 2 10 0 002 038.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2025 02:47:07 PM
\$181.00 JOANN
20251105000340090

Allie S. Bayl