

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:**
Lynn Keller
William J Hagerty
2433 Dalton Dr
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Twenty-Five Thousand and 00/100 Dollars (\$425,000.00), 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

Lynn Keller and William J Hagerty

(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 221-A, according to a Resurvey of Lot 221, Chandalar South, Sixth Sector, as recorded in Map Book 11, Page 36, in the Probate Office of Shelby County, Alabama.

\$250,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 28th day of January, 2026.

GREGORY HOLDINGS, LLC

By: _____
Matthew Gregory, Managing Partner

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

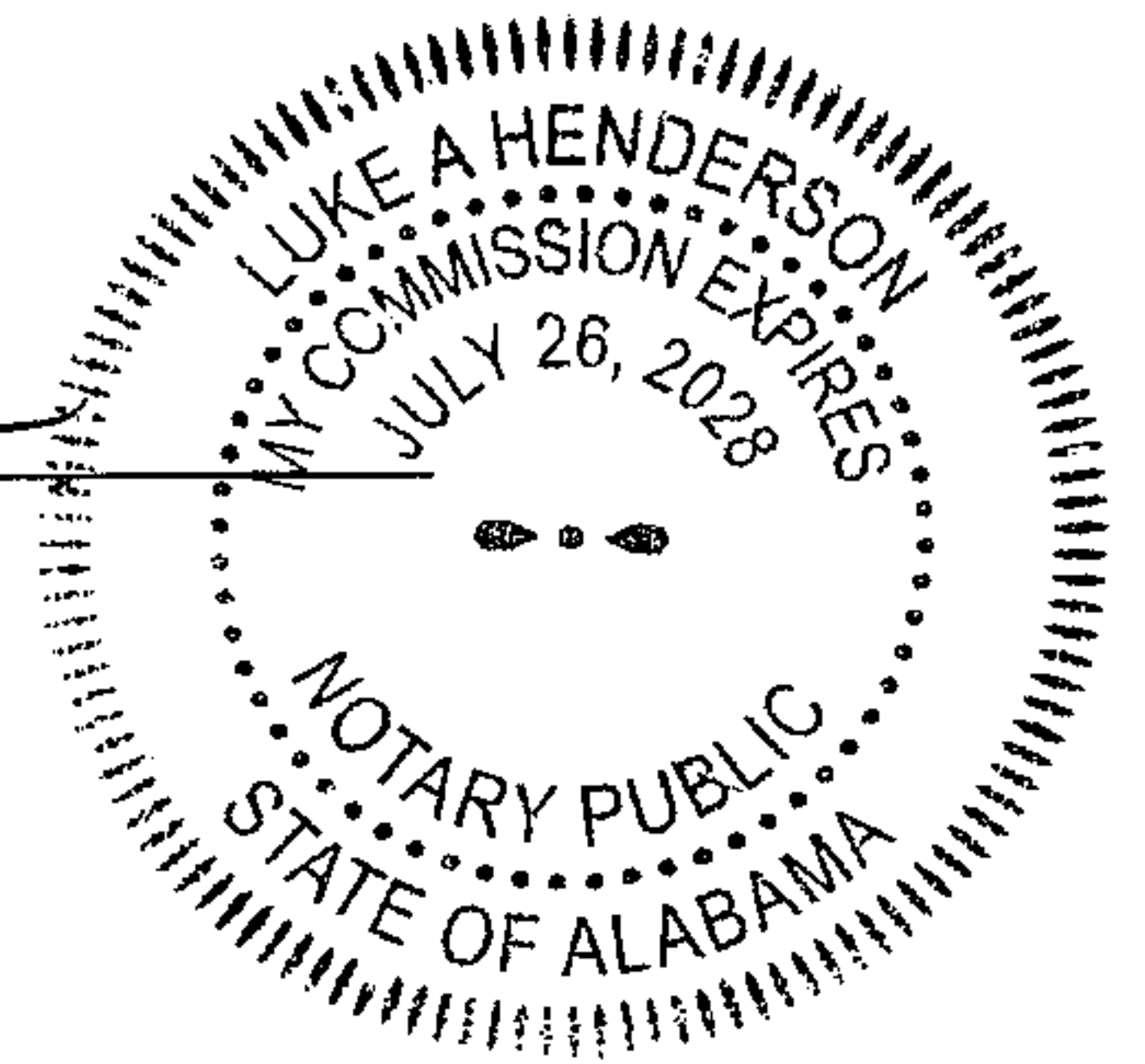
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Matthew Gregory as Managing Partner of **Gregory Holdings, LLC** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, Matthew Gregory in his capacity as Managing Partner 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 January 28, 2026.

My Commission Expires:

Luke Henderson

Notary Public



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

Property Address: 2433 Dalton Dr Pelham, AL 35124

Parcel ID Number: 13 1 01 2 001 003.191



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/29/2026 08:08:02 AM
\$200.00 JOANN
20260129000026860

Allie S. Bayl