This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To: Sandra T. Ridgeway 1297 Greystone Parc Drive Birmingham, AL35242

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of SIX HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$655,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Melissa Grelier, an unmarried woman

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

Sandra T. Ridgeway

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

Lot 27, according to the Survey to The Parc at Greystone, as recorded in Map Book 32, Page 42 ABC, in the Probate Office Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$0.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

Note: Melissa Grelier is the surviving grantee under that certain warranty deed with joint right of survivorship as recorded in Instrument #20170718000255950. Jospeh A. Grelier, the other grantee, having died on or about September 3, 2021.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and 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 have hereunto set my hand and seal this 6th day of February, 2024.

Melissa Grelier

Melissa Grelier

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Melissa Grelier**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official scal this 6th day of February, 2024.

Notary Public

My Commission Expires:



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Melissa Grelier Mailing Address 153 Palmer Cove Birmingham, AL. 35242	Grantee's Name Mailing Address	Sandra T. Ridgeway 1297 Greystone Parc Drive Birmingham, AL 35242
Property Address 1297 Greystone Parc Drive Birmingham, AL 35242	Date of Sale Total Purchase Pric	February 6, 2024
	Actual Value	\$
	Or Assessor's Market	Value \$
The purchase price or actual value claimed on this form one) (Recordation of documentary evidence is not requi		ing documentary evidence: (check
	ppraisal ther:	
If the conveyance document presented for recordation c of this form is not required.	ontains all of the required in	formation referenced above, the filing
\mathbf{I}	nstructions	
Grantor's name and mailing address - provide the name current mailing address.	of the person or persons con	veying interest to property and their
Grantee's name and mailing address - provide the name conveyed.	of the person or persons to v	whom interest to property is being
Property address - the physical address of the property be interest to the property was conveyed.	being conveyed, if available.	Date of Sale - the date on which
Total purchase price - the total amount paid for the purc the instrument offered for record.	hase of the property, both rea	al and personal, being conveyed by
Actual value - if the property is not being sold, the true the instrument offered for record. This may be evidence assessor's current market value.		•
If no proof is provided and the value must be determined valuation, of the property as determined by the local off property tax purposes will be used and the taxpayer will	icial charged with the respon	sibility of valuing property for
I attest, to the best of my knowledge and belief that the further understand that any false statements claimed on Code of Alabama 1975 § 40-22-1 (h).		
Date: February 6, 2024	Print:	monthaderson
Unattested(verified by)		ntee/ Owner/Agent) circle one
	ed and Recorded	
	ficial Public Records dge of Probate, Shelby County Al	Form RT- abama, County

Clerk

Shelby County, AL

\$683.00 BRITTANI

20240207000030710

02/07/2024 12:40:40 PM

alli 5. Buyl