

**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.

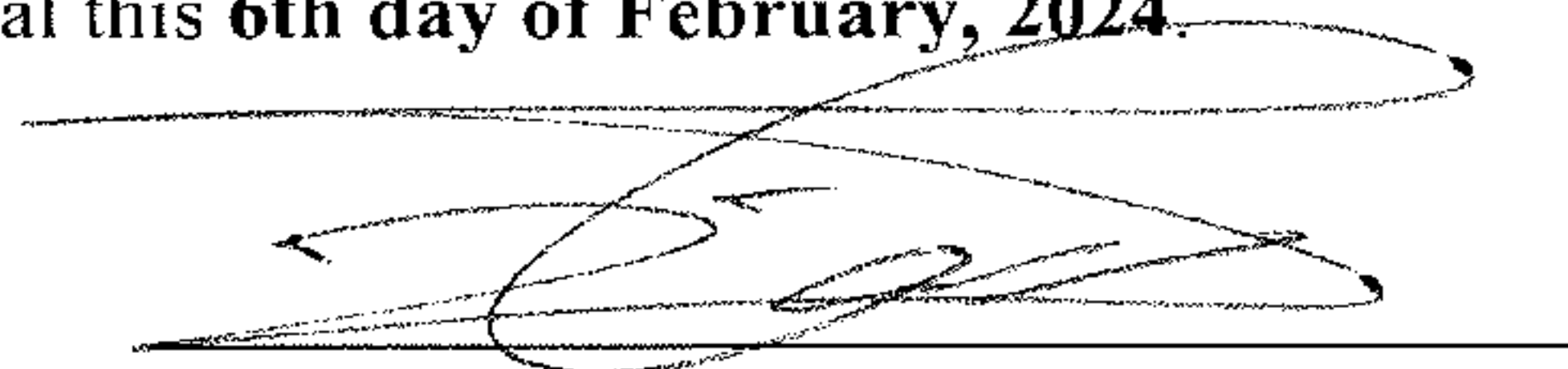
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of February, 2024.

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 seal this **6th day of February, 2024**.



Notary Public

My Commission Expires:



Alli S. Bazel