

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Irrevocable Trust of Mike & Amanda Gregg
163 River Valley Road
Helena, AL 35080

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED NINETY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$592,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **BETTY JANE GARDNER, an unmarried woman** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **BRITTANY MICHELLE GREGG, as Trustee of the IRREVOCABLE TRUST OF MIKE AND AMANDA GREGG, dated June 13, 2018, and any amendments thereto** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 608, according to the Final Plat of Riverwoods, Sixth Sector, as recorded in Map Book 32, Page 140, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$592,500.00 of the above-recited consideration is being paid in cash.

Albert Lee Gardner, joint grantee, died on, to-wit: March 13, 2021.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenant with Grantee, and with its heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has set her hand and seal this the 22 day of August, 2025.

BETTY JANE GARDNER
BY Forrest Gardner
AS ATTORNEY IN FACT

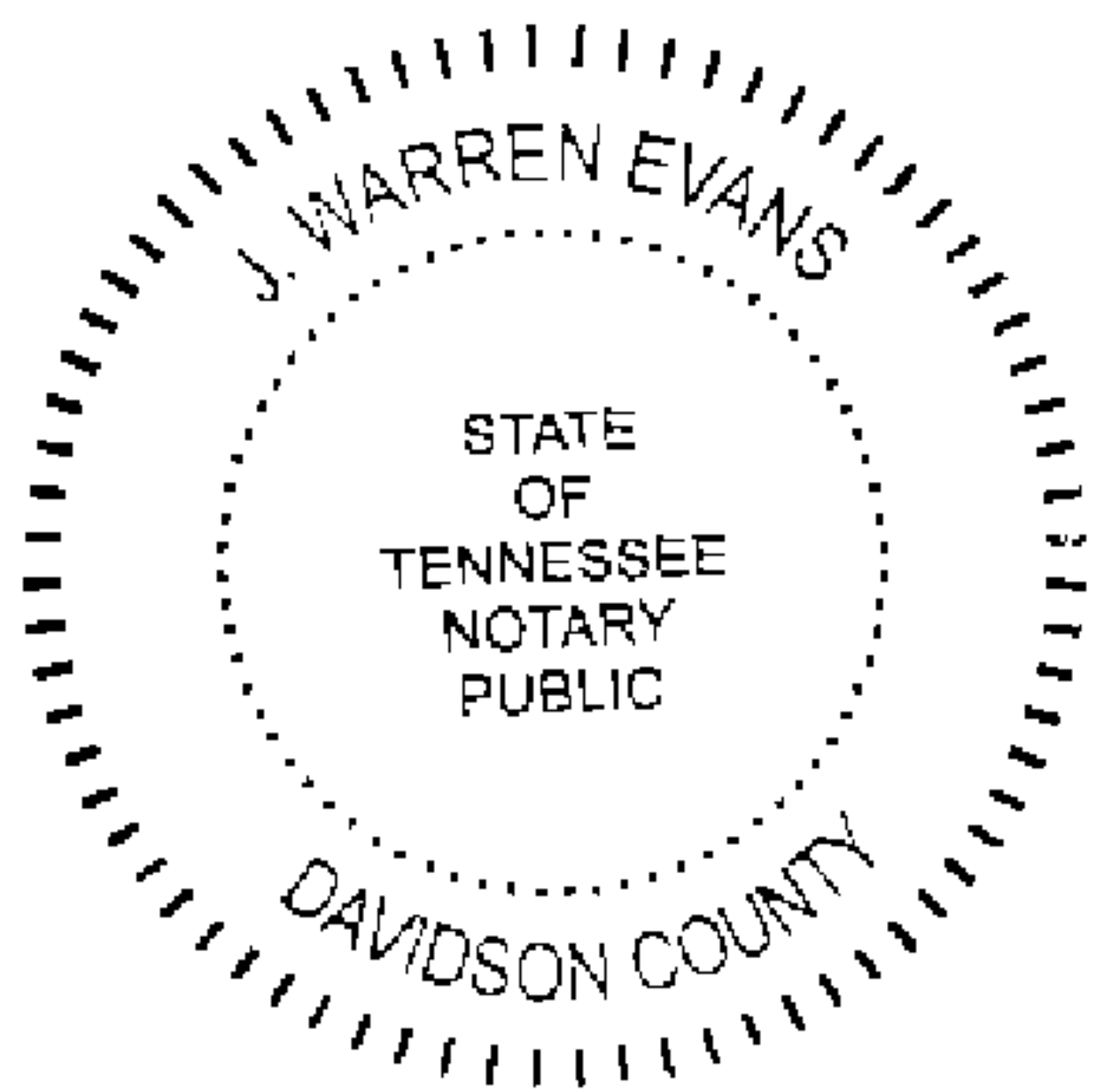
BETTY JANE GARDNER,
By FORREST GREGORY GARDNER,
As Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **FORREST GREGORY GARDNER, as Attorney in Fact for BETTY JANE GARDNER,** 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 instrument, he, as said Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22 day of August, 2025.

J. Warren Evans
NOTARY PUBLIC
My commission expires: May 8, 2028



My Commission Expires
May 8, 2028

