

SEND TAX NOTICE TO:
Chris Drescher and Charlea Drescher
6016 Ridge Trail
Birmingham, AL 35242

This instrument prepared by:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **NINE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$925,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **David Kevin Giegel and Kelly Lynn Giegel, Trustees of the David Kevin Giegel and Kelly Lynn Giegel Revocable Living Trust dated August 20, 2020 and any amendments thereto**, whose address is 25 Buckhorn Valley Drive, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Chris Drescher, and Charlea Drescher**, whose address is 6016 Ridge Trail, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Chris Drescher, and Charlea Drescher, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **6016 Ridge Trail, Birmingham, AL 35242 to-wit:**

Lot 1215, according to the Survey of Brook Highland, 12 Sector, an Eddleman Community, as recorded in Map Book 34, Page 148 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$693,750.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 18th day of December, 2025.

the David Kevin Giegel and Kelly Lynn Giegel Revocable Living Trust dated August 20, 2020 and any amendments thereto

By: *David Kevin Giegel*
David Kevin Giegel, Trustee

By: *Kelly Lynn Giegel*
Kelly Lynn Giegel, Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that David Kevin Giegel and Kelly Lynn Giegel, Trustees of the David Kevin Giegel and Kelly Lynn Giegel Revocable Living Trust dated August 20, 2020 and any amendments thereto, 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 said conveyance, he/she, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this 18th day of December, 2025.

Notary Public
My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/30/2025 08:20:50 AM
\$257.50 JOANN
20251230000396490

Allen S. Bayl