

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Barry Wayne Gray and Linda
Yeager Gray Revocable Living
Trust, dated March 11, 2021
4038 Highland Ridge Rd
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Thirty-Five Thousand And No/100 Dollars (\$435,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, The Betty Dawson Stewart Family Trust, dated March 9, 2006 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Barry Wayne Gray and Linda Yeager Gray, as Trustees of the Barry Wayne Gray and Linda Yeager Gray Revocable Living Trust, dated March 11, 2021 (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 45, according to the Survey of Final Plat of The Mixed Use Subdivision of Inverness Highlands, as recorded in Map Book 34, page 45 A & B, 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.

Subject to a third party mortgage in the amount of \$413,250.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the 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, the undersigned have hereunto set our hands and seals on this 28th day of JANUARY, 20 2026

The Betty Dawson Stewart Family Trust

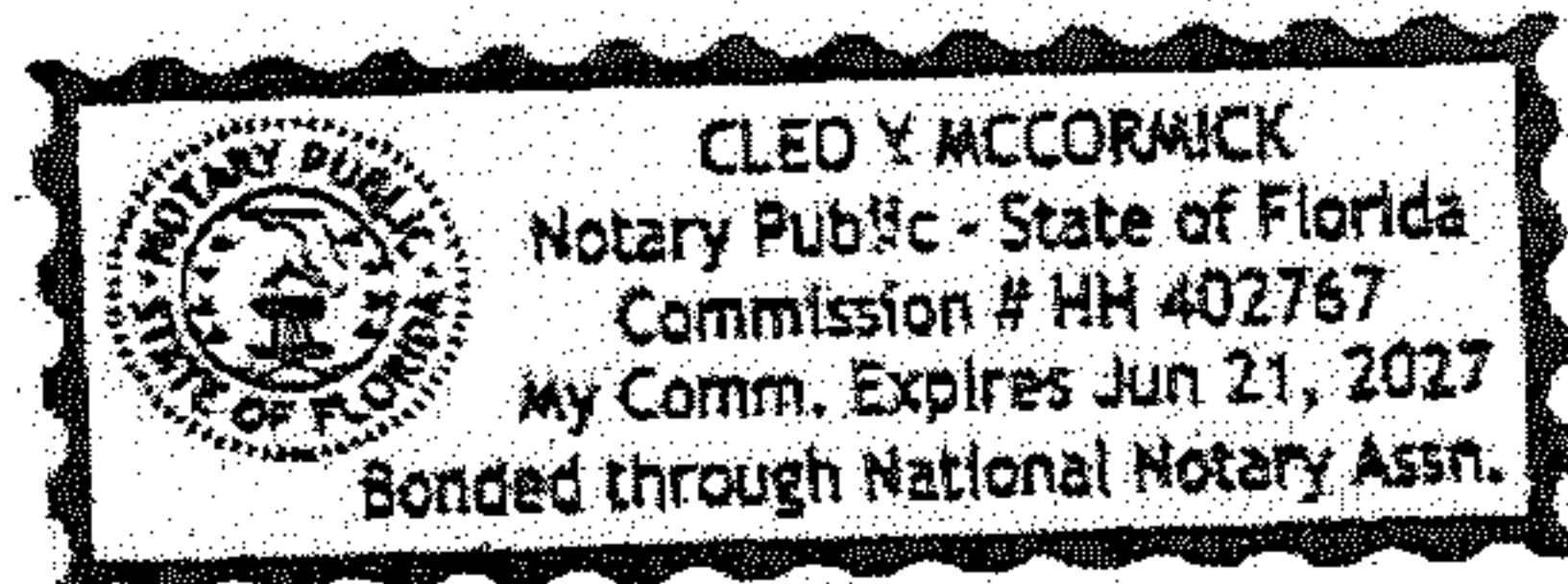
BY: [Signature]
Rick Allen Trotter
Trustee

@
STATE OF ALABAMA Florida
COUNTY OF Indian River

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rick Allen Trotter whose name as Trustee for the The Betty Dawson Stewart Family Trust 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 and in his/her capacity as Trustee on the day the same bears date.

Given under my hand and official seal on 28 day of January, 2026

[Signature]
Notary Public
My commission expires: 06.21.2027



Real Estate Sales Validation Form

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

Grantor's Name	The Betty Dawson Stewart Family Trust, dated March 9, 2006	Grantee's Name	Barry Wayne Gray and Linda Yeager Gray Revocable Living Trust, dated March 11, 2021
Mailing Address	124 Highland Park Drive Birmingham, AL 35242	Mailing Address	4038 Highland Ridge Rd Birmingham, AL 35242
Property Address	4038 Highland Ridge Rd Birmingham, AL 35242	Date of Sale	January 29, 2026
		Total Purchase Price	\$435,000.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

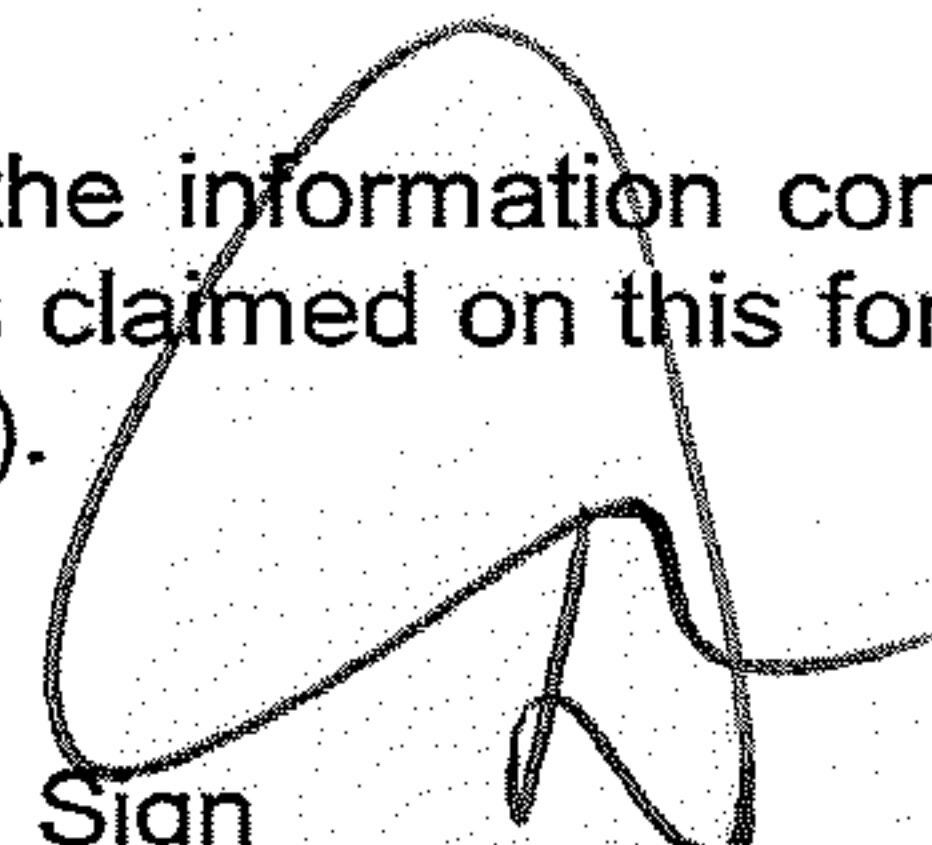
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: January 29, 2026


 Sign _____
 Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2026 11:13:59 AM
\$50.00 JOANN
20260202000029870

Allen S. Bayl