

This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
GiGi's Getaways, LLC
475 Lake Chelsea Way
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **One Hundred and no/100---(\$100.00) Dollars** and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **John M. Ridderhoff and wife, Deborah K. Ridderhoff** herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **GiGi's Getaways, LLC**, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 17A, according to the Resurvey of Lots 17 & 18 of Saunders Bridge 1st Sector, as recorded in Map Book 60, Page 81, in the Probate Office of Shelby County, Alabama

\$347,750.00 of the consideration recited herein was paid from the proceeds of a mortgage closed simultaneously herewith.

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s)
this 27th day of February, 2026.

John M. Ridderhoff (SEAL)
John M. Ridderhoff

Deborah K. Ridderhoff (SEAL)
Deborah K. Ridderhoff

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John M. Ridderhoff and Deborah K. Ridderhoff**, whose names are signed to the foregoing conveyance, and who are 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 as his/her act on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2026.

[Handwritten Signature]

Notary Public

My commission expires: 7/28/29



