

This Instrument Prepared by:
Kim McConnell
K McConnell Law, LLC
3187 Lee Street
Pelham, AL 35124

Send Tax Notice To:

Steven P. Gardner
Lee Gardner
104 Parliament Rd
Maylene, AL 35114

WARRANTY DEED (Plain)

State of Alabama
County of Shelby

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Steven P. Gardner and Lee Gardner, husband and wife (herein referred to as grantor), do grant, bargain, sell and convey unto the Steven P. Gardner and Lee A. Gardner Living Trust dated 8/6/2007 (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 334, according to the Survey of Sector 2, Phase 8 and Resurvey of Lot 215, Cedar Grove at Sterling Gate, Sector 2, Phase 5, as recorded in Map Book 33, Page 32, in the Office of the Judge of Probate of Shelby County, Alabama.

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

This deed is being drafted without the benefit of a title opinion

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 4th
day of March, 2026.

Steven P. Gardner
Steven P. Gardner

Lee Gardner
Lee Gardner

General Acknowledgment

STATE OF ALABAMA)
COUNTY OF SHELBY)

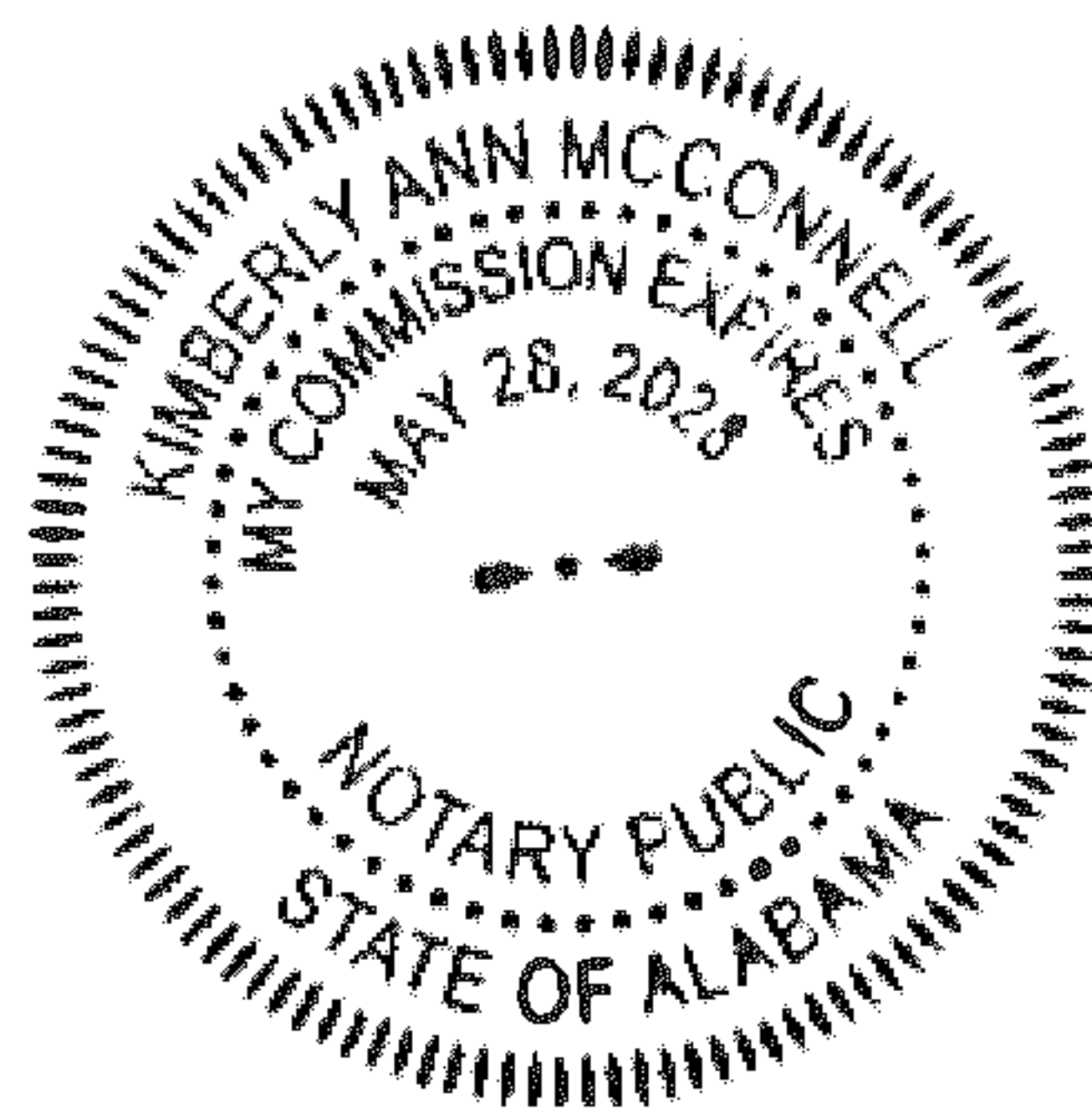
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steven P. Gardner and Lee Gardner, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March 2026.

Kimberly Ann McConnell

Notary Public

My commission expires: 5/28/28



(SEAL)

Real Estate Sales Validation Form

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

Grantor's Name Steven P. Gardner
Mailing Address Lee Gardner
104 Parliament Rd
Maylene, AL 35114

Grantee's Name Steven P. Gardner and Lee Gardner
Mailing Address Living Trust dated 8/6/2007
104 Parliament Rd
Maylene, AL 35114

Property Address 104 Parliament Rd
Maylene, AL 35114

Date of Sale 3/4/2026
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 337,430.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2026 03:31:05 PM
\$365.50 JOANN
20260304000063160



Purchase price or actual value of evidence: (check one) (Recordation *Allen S. Boyd* is form can be verified in the following documentary evidence is not required)
 Bill of Sale Appraisal
 Sales Contract Other tax assessment
 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

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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 3/4/26

Print Kim McConnell

Unattested _____
(verified by)

Sign *Kim McConnell*
(Grantor/Grantee/Owner/Agent) circle one