

This instrument was prepared by
Gilbert M. Sullivan, Jr., Esq.
GILBERT M. SULLIVAN, JR. PC
2100 C Rocky Ridge Road
Birmingham, AL 35216
(205) 979-6260

SEND TAX NOTICE
Gilbert M. Sullivan, Jr. and
Lynn P. Sullivan, Trustees
Gilbert M. Sullivan, Jr. and Lynn P.
Sullivan Living Trust Dated 09/30/20
2023 Wildflower Drive
Hoover, AL 35244

\$239,000

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TEN AND NO/100 (\$10.00 Dollars)** and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, We, **GILBERT M. SULLIVAN, JR. and LYNN PETERS SULLIVAN, Husband and Wife** (herein referred to as "Grantors"), grant, bargain, sell and convey, unto **GILBERT M. SULLIVAN, JR. and LYNN P. SULLIVAN as Trustees under GILBERT M. SULLIVAN, JR. and LYNN P. SULLIVAN LIVING TRUST Dated 09/30/20**, (herein referred to as "Grantee") all of its rights, title and interest to the following described real estate, situated in **SHELBY** County, Alabama, , to-wit:

Lot 117, according to Riverchase West 4th Addition, as recorded in Map Book 7, Page 156, in the Probate Office of Shelby County, Alabama; being situated in Shelby County.

- 1. Ad valorem Taxes for 2020 and subsequent years, not yet due and payable.
- 2. Any and all easements, restrictions, rights-of-way or other interests of record.

Parcel ID: 11-7-25-0-004-081.000

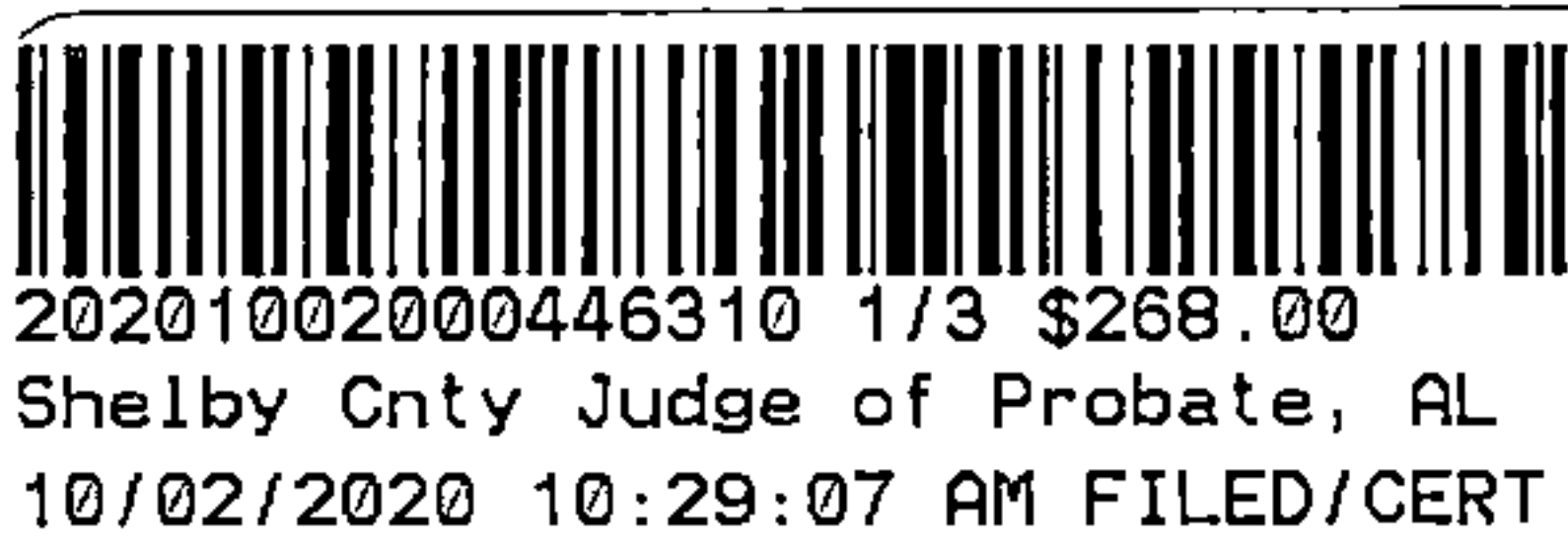
The property is the homestead of the Grantors and Grantee.

TO HAVE AND TO HOLD to the said Grantee.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that it is 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.

30th IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this day of September, 2020.

(SEAL)



(SEAL)

Shelby County, AL 10/02/2020
State of Alabama
Deed Tax:\$239.00

GILBERT M. SULLIVAN, JR.

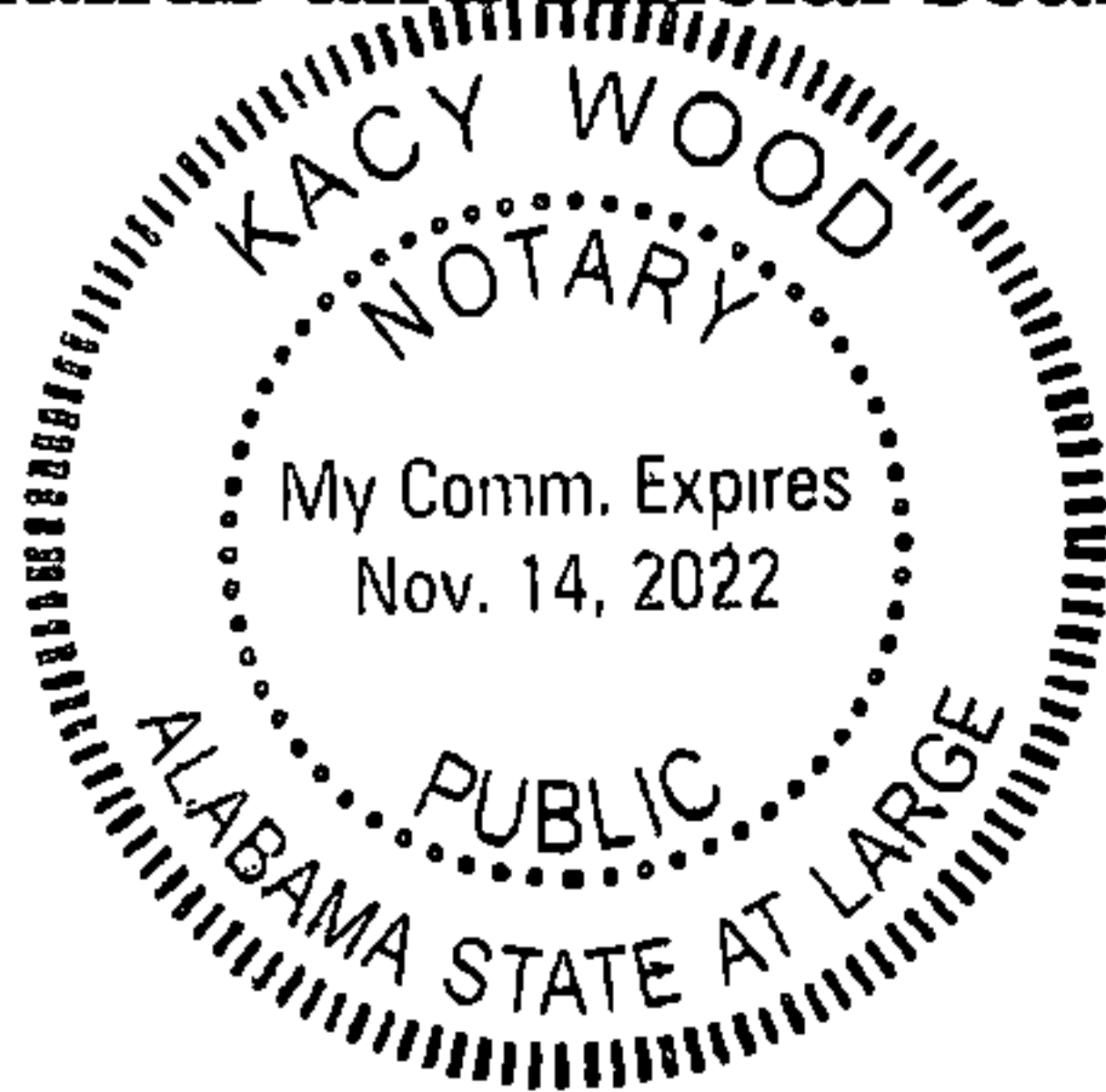
LYNN PETERS SULLIVAN

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **GILBERT M. SULLIVAN, JR.** a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under our hands and official seals this 30th day of September, 2020.



[Signature]
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

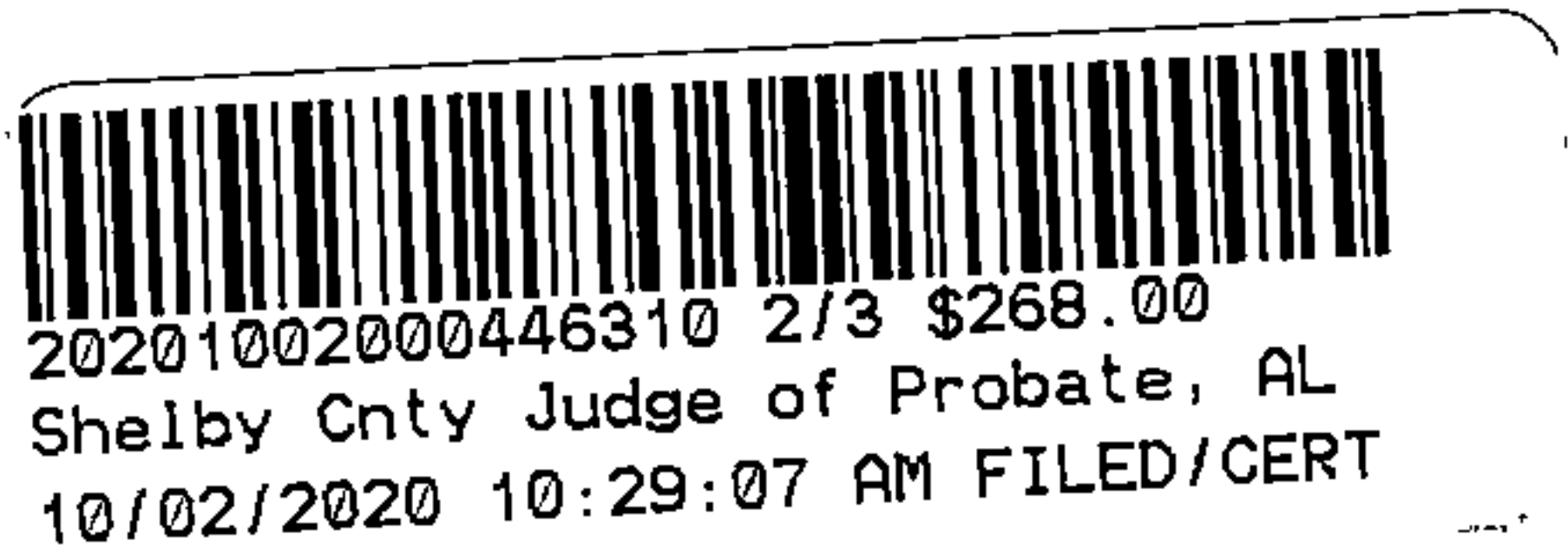
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **LYNN PETERS SULLIVAN**, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under our hands and official seals this 30th day of September, 2020.



[Signature]
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name GILBERT M. SULLIVAN, JR Grantee's Name GILBERT M. SULLIVAN, JR &
Mailing Address LYNN PETERS SULLIVAN Mailing Address LYNN P. SULLIVAN, TRUSTEE
2023 WILD FLOWER DRIVE GILBERT M. SULLIVAN, JR &
HOOVER, AL 35244 LYNN P. SULLIVAN LIVING
Property Address 2023 WILD FLOWER DRIVE Date of Sale 9/30/20 TRUST
HOOVER, AL 35244 Total Purchase Price \$ 9/30/20
or 2023
Actual Value \$ WILD FLOWER
or DRIVE,
Assessor's Market Value \$ 239,000. HOOVER,
35244

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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other TAX ASSESSOR'S VALUATION
☐ 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 9/30/20 Print GILBERT M. SULLIVAN, JR
Unattested Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



20201002000446310 3/3 \$268.00
Shelby Cnty Judge of Probate, AL
10/02/2020 10:29:07 AM FILED/CERT

Form RT-1