

Send tax notice to:
T2, LLC
408 SUNSET LAKE CIRCLE
CHELSEA, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2021473T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

**husband and wife*

That in consideration of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **WESLEY T SULLIVAN and DANIELLE E SULLIVAN** whose mailing address is: 408 Sunset Lake Circle, Chelsea, AL 35043 (hereinafter referred to as "Grantors") by **T2, LLC** whose property address is: **408 SUNSET LAKE CIRCLE, CHELSEA, AL, 35043** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Sunset Lake, Phase Three, as recorded in Map Book 33, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:


1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines, as shown on recorded map and Survey of Sunset Lake, Phase Three, as recorded in Map Book 33, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 9th day of June, 2021.


WESLEY T SULLIVAN


DANIELLE E SULLIVAN

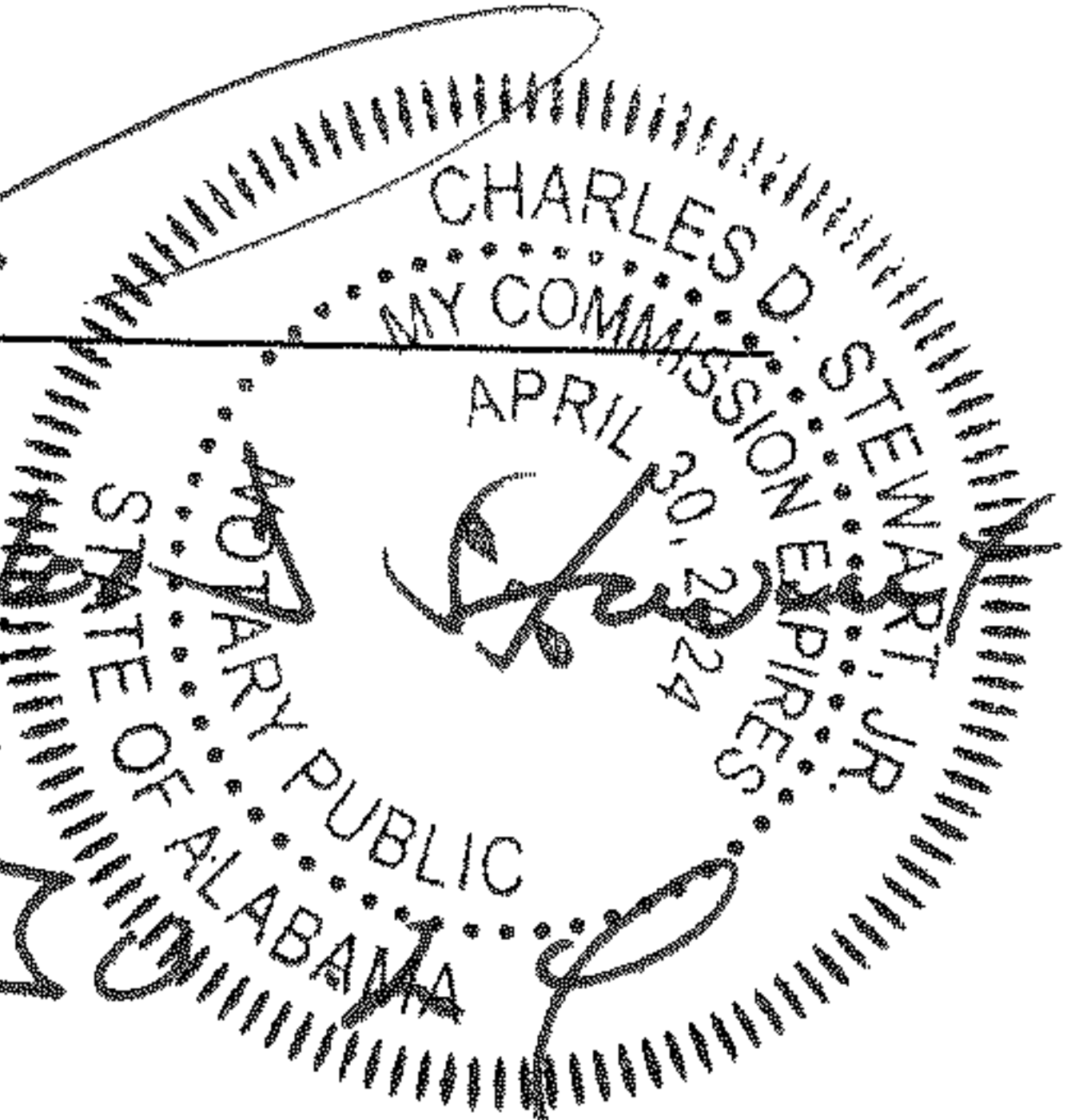
STATE OF ALABAMA

COUNTY OF SHELBY

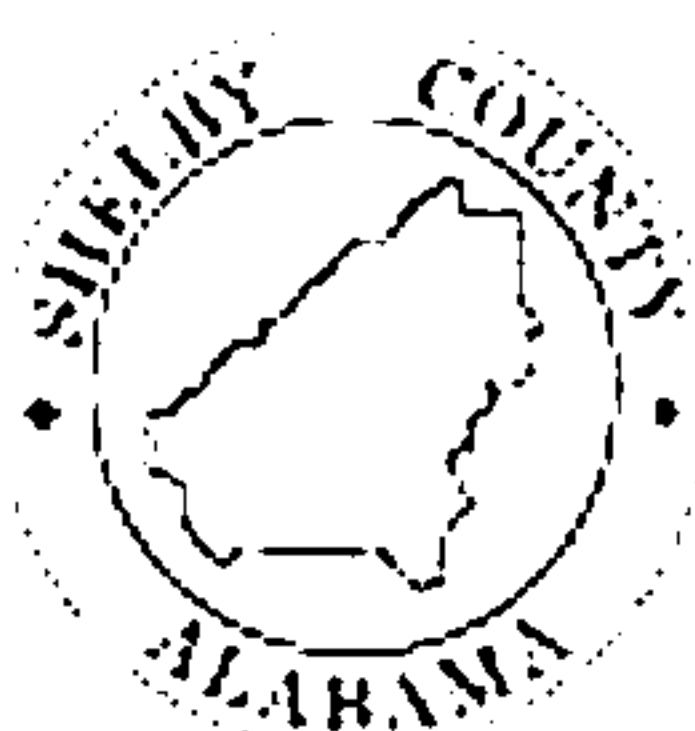
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WESLEY T SULLIVAN and DANIELLE E SULLIVAN whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of June, 2021.

Notary Public
Print Name:
Commission Expires



[Handwritten signature]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/11/2021 11:26:41 AM
\$305.00 JOANN
20210611000286560

Allen S. Bayl