This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To: John Patrick Mooney III 3610 Westover Road Sterrett, AL35147

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of TWO HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$240,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Benjamin Walter Dunham, an unmarried individual

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

John Patrick Mooney III

(herein referred to as Grantce), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Final Plat of Muddy Prong Creek as recorded in Map Book 51, Page 49 in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$228,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

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

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IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of May, 2024.

Benjamin Walter Dunham

STATE OF MACLES
COUNTY OF MOULE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Benjamin Walter Dunham**, whose name 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 on the day the same bears date.

Given under my hand and official seal this Aday of May, 2024.

My Commission Expires:

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 Benjamin Walter Dunham	Grantee's Name	John Patrick Mooney, III
Mailing Address 3668 Westover Rd	Mailing Address	3610 Westover Road
Sterrett Ar 35147		Sterrett, AL 35147
Property Address <u>3610 Westover Road</u> Sterrett, AL 35147	Date of Sale	May 31, 2024
Steffett, AL 33147	Total Purchase Pri	
	Or	
	Actual Value	\$
	Or	x 7 1
	Assessor's Market	Value <u>\$</u>
The purchase price or actual value claimed on this for one) (Recordation of documentary evidence is not recordation of documentary evidence is not recordated.)		ing documentary evidence: (check
Bill of Sale	Appraisal	
Sales Contract	Other:	
X Closing Statement		
If the conveyance document presented for recordation of this form is not required.		formation referenced above, the filing
	Instructions	ensity and their
Grantor's name and mailing address - provide the nar current mailing address.	ne of the person or persons cor	iveying interest to property and then
Grantee's name and mailing address - provide the nat conveyed.	me of the person or persons to	whom interest to property is being
Property address - the physical address of the propert interest to the property was conveyed.	ty being conveyed, if available.	Date of Sale - the date on which
Total purchase price - the total amount paid for the problem the instrument offered for record.	urchase of the property, both re	eal and personal, being conveyed by
Actual value - if the property is not being sold, the tr the instrument offered for record. This may be evident assessor's current market value.	ue value of the property, both a need by an appraisal conducted	eal and personal, being conveyed by by a licensed appraiser or the
If no proof is provided and the value must be determ valuation, of the property as determined by the local property tax purposes will be used and the taxpayer v	official charged with the respo	nsibility of valuing property for
I attest, to the best of my knowledge and belief that the further understand that any false statements claimed Code of Alabama 1975 § 40-22-1 (h).	the information contained in the on this form may result in the	s document is true and accurate. I mposition of the penalty indicated in
Date: May 31, 2024	Print: Matthew K	idd
	Same of the same o	
Unattested	Sign	
(verified by)	(Grantor/Gi Filed and Recorded	rantee/ Owner/Agent) eircle one
	Official Public Records	Alabama Camba
	Judge of Probate, Shelby County . Clerk	Alabama, County Form RT-

Shelby County, AL

\$40.00 BRITTANI

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