

**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 Grantee), 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.

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

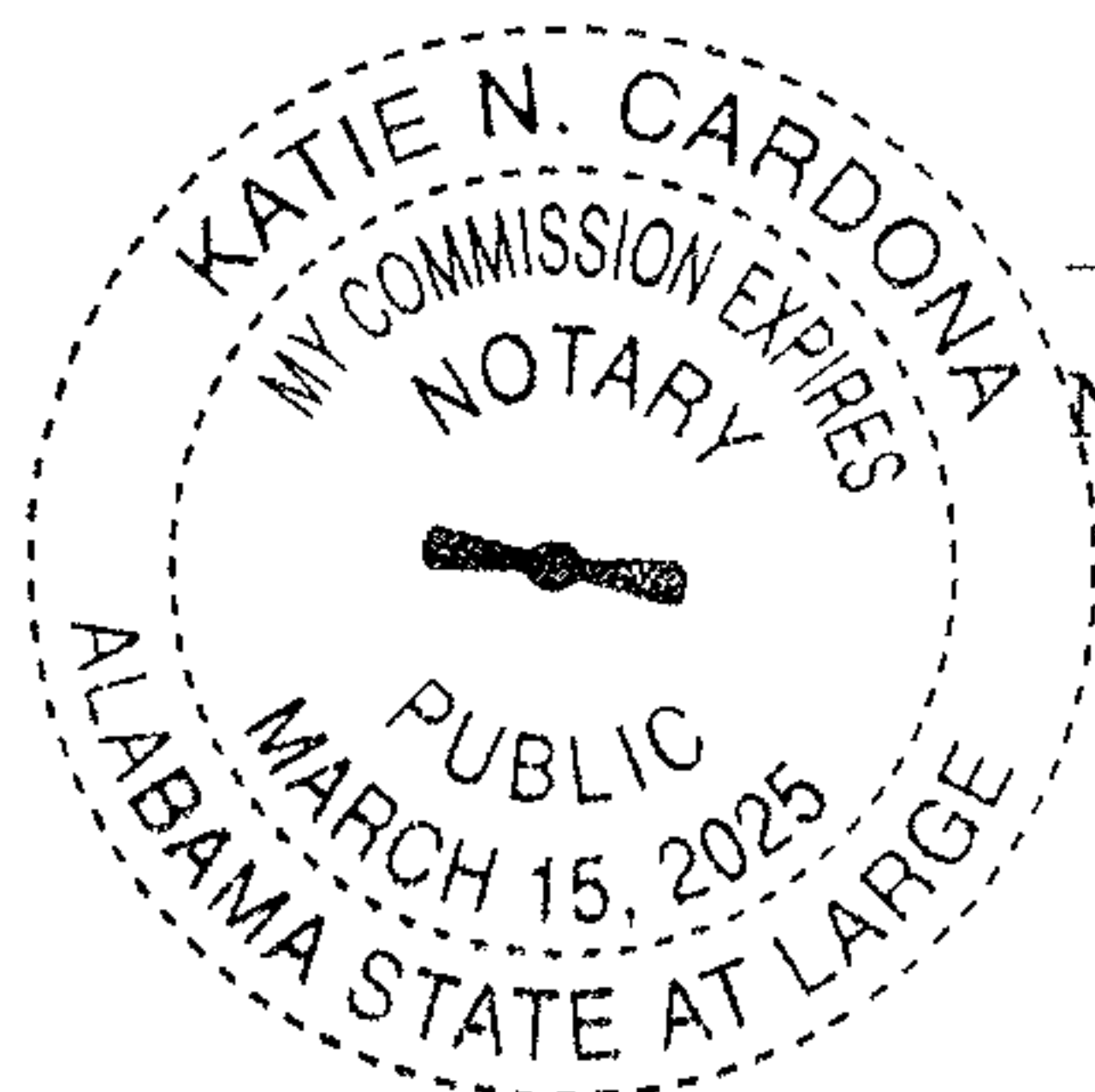
  
Benjamin Walter Dunham


STATE OF Alabama  
COUNTY OF Mobile

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 29 day of May, 2024.

My Commission Expires:



  
Katie N. Cardona  
Notary Public

