

**Send Tax Notice To:**  
Jean-Paul Mendes

1222 Chelsea Park Trail  
Chelsea, AL 35043

**THIS INSTRUMENT PREPARED BY:**

Jeff W. Parmer  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209  
(205) 871-1440 File #3533989

**WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Six Hundred Nineteen Thousand Nine Hundred and No/100 Dollars ~~\$619,900~~ \$619,900 to the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, Jeremy Rhodes and spouse, Tammy Rhodes (herein referred to as Grantors) do grant, bargain, sell and convey unto

Jean-Paul Mendes and Ashley Lauren Mendes

(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more than one, the following described real estate, situated in the State of Alabama, County of Shelby County, to-wit:

**See Attached Exhibit "A"**

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record. \$ 588,905.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee(s), his/her/their heirs assigns, forever; it being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantee(s) herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 13 day of June, 2024

[Signature]

Jeremy Rhodes

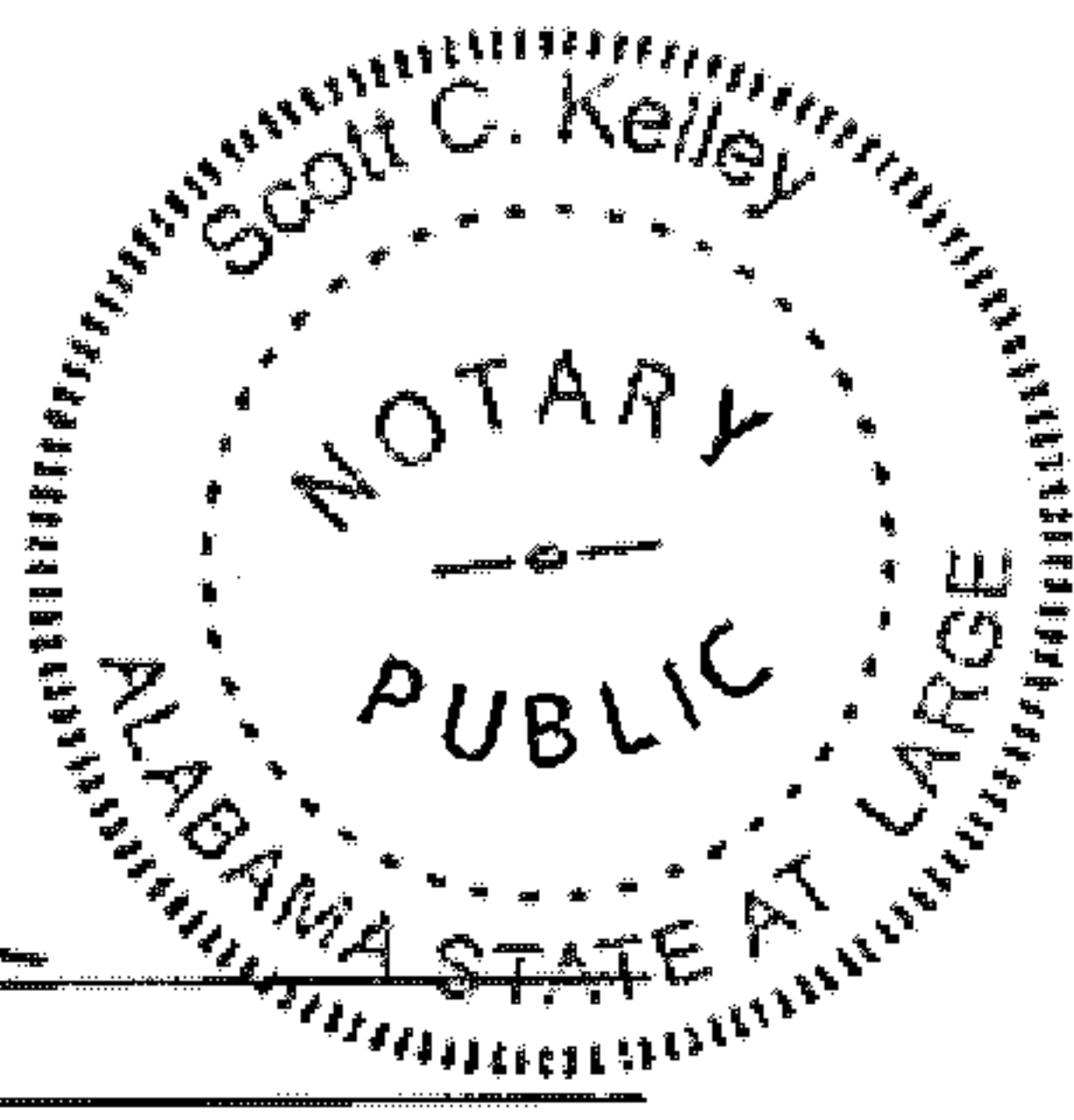
[Signature]

Tammy Rhodes

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Jeremy Rhodes** 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 foregoing conveyance he executed the same voluntarily and on the day the same bears date.

Given under my hand this 13 day of June, 2024.



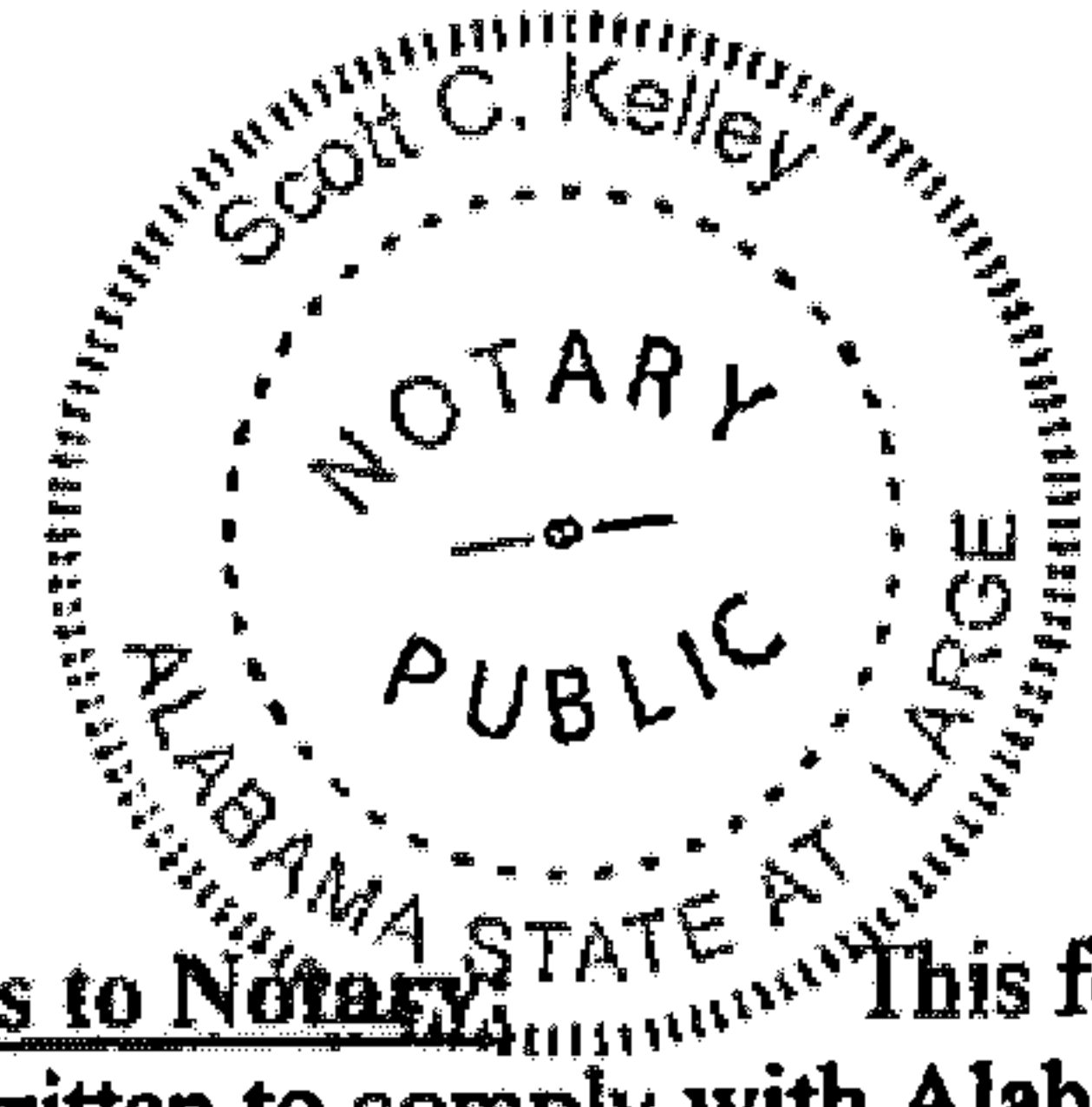
[Signature]  
Notary Public

My Commission Expires:  
11/28/2027

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Tammy Rhodes** 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 foregoing conveyance he executed the same voluntarily and on the day the same bears date.

Given under my hand this 13 day of June, 2024.



[Signature]  
Notary Public

My Commission Expires:  
11/28/2027

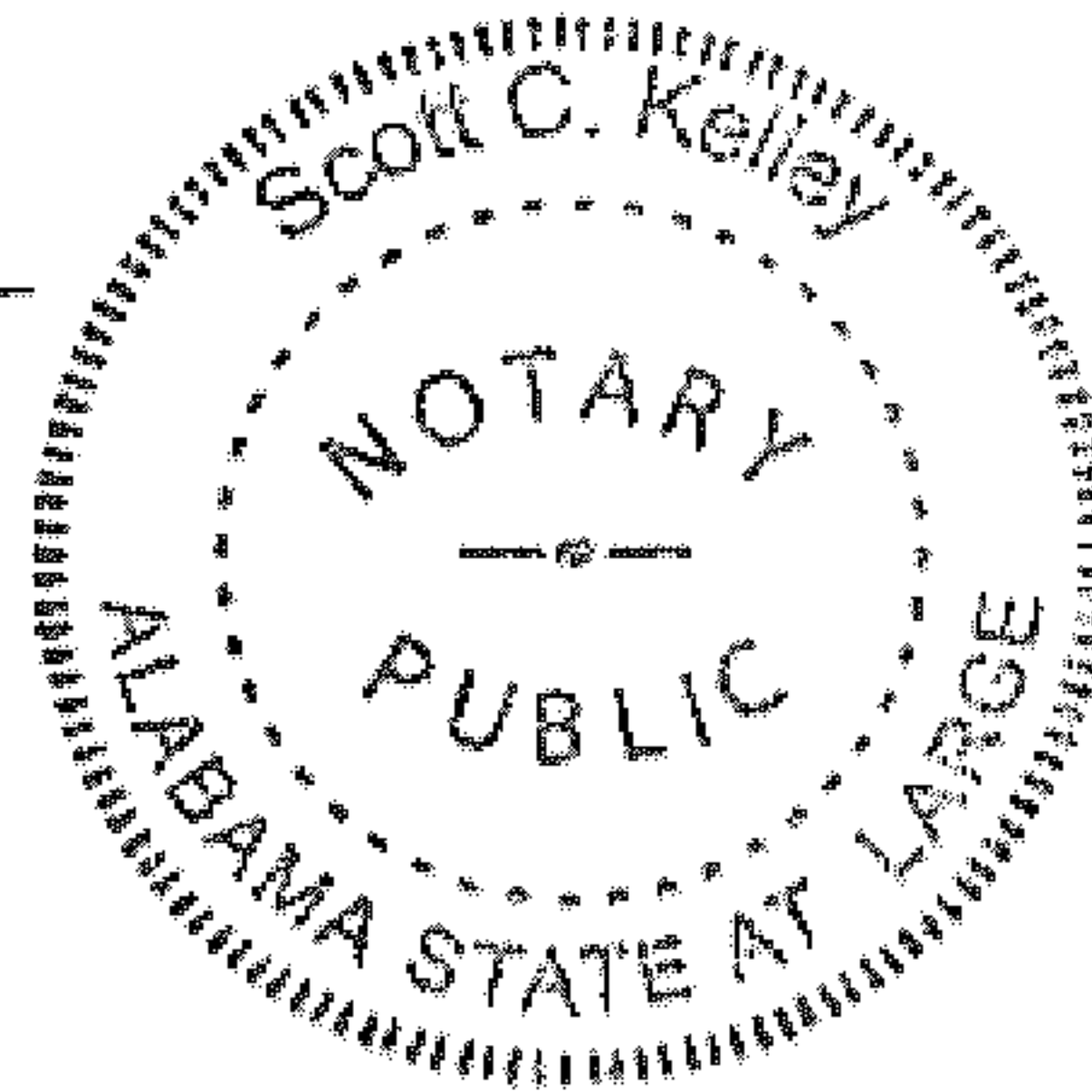
**Instructions to Notary:** This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the

State of Alabama  
County of Shelby

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Given under my hand this 13 day of June, 2024.

Scott C. Kelley  
Notary Public  
My Commission Expires:  
11/28/2027

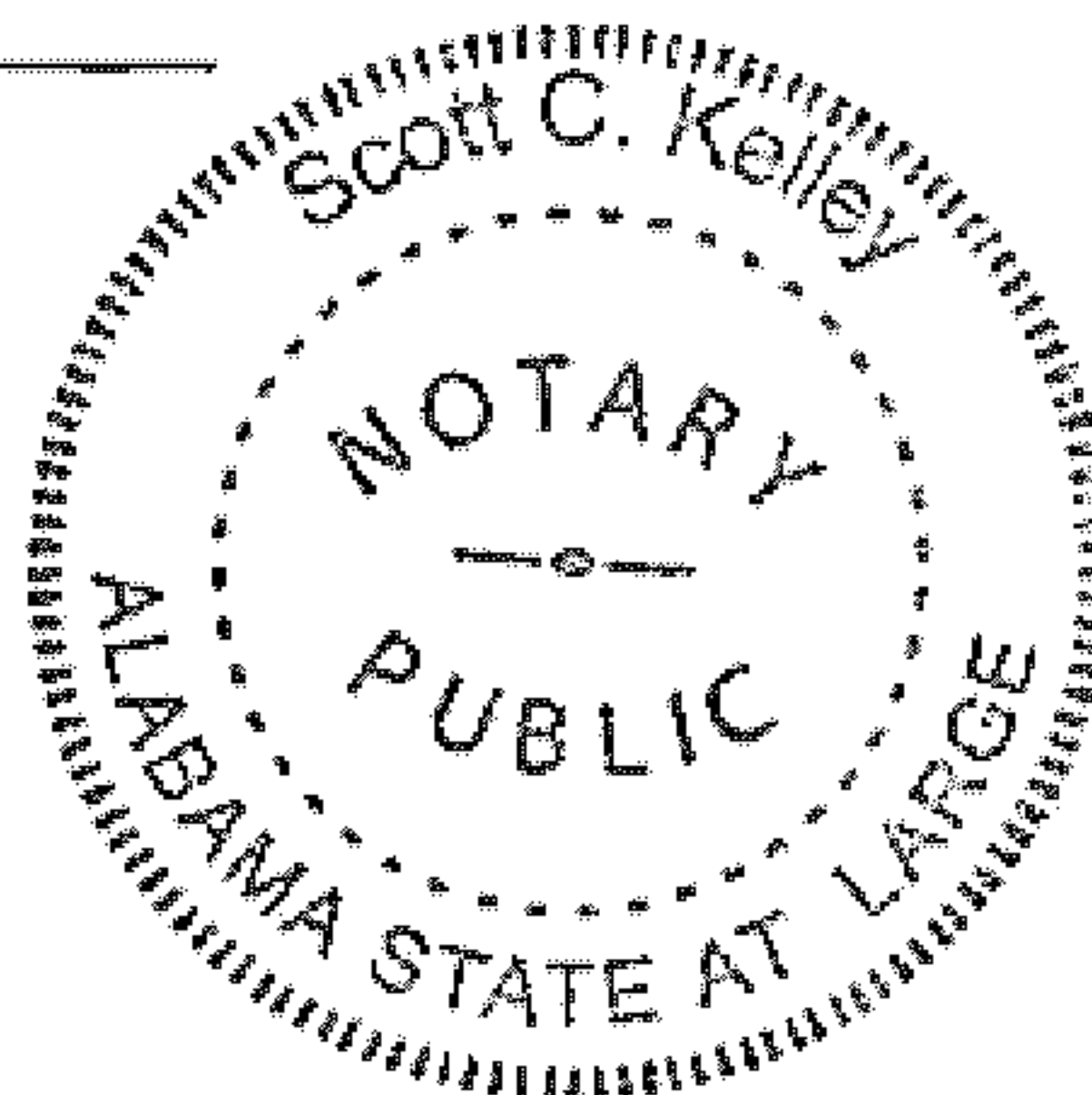


State of Alabama  
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Tammy Rhodes** 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 foregoing conveyance, she executed the same voluntarily and on the day the same bears date.

Given under my hand this 13 day of June, 2024.

Scott C. Kelley  
Notary Public  
My Commission Expires:  
11/28/2027



**THIS INSTRUMENT PREPARED BY:**  
Jeff W. Parmer  
Attorney For Cartus Financial Corporation  
2204 Lakeshore Drive, Ste. 125  
Birmingham, AL 35209  
(205) 871-1440

**EXHIBIT A  
LEGAL DESCRIPTION**

**Lot 811, according to the Plat of Chelsea Park, Eighth Sector, Phase Two, as recorded in Map Book 50, Page 75, in the Probate Office of Shelby County, Alabama.**

**Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record in Instrument 20041014000566950 and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 8th Sector, as recorded in Instrument 20151230000442860 in the Probate Office of Shelby County, Alabama. (which, together with all amendments thereto, are hereinafter collectively referred to as the Declaration).**

