

SEND TAX NOTICE TO:

Joseph Parker Daley
129 Broadmoor Lane
Alabaster, AL 35007

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of **FOUR HUNDRED ELEVEN THOUSAND AND 00/100 DOLLARS (\$411,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Joseph R. Bunn and Christina Arnone Bunn fka Christina Arnone, husband and wife**, whose address is 1521 Fairway View Drive, Hoover, AL 35244 (hereinafter "Grantor", whether one or more), by **Joseph Parker Daley**, whose address is 129 Broadmoor Lane, Alabaster, AL 35007 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Joseph Parker Daley**, the following described real estate situated in Shelby County, Alabama, **the address of which is 129 Broadmoor Lane, Alabaster, AL 35007 to-wit:**

Lot 425, according to the Survey of Weatherly Broadmoor Abbey-Sector 25, as recorded in Map Book 21, Page 1, in the Probate Office of Shelby County, Alabama.

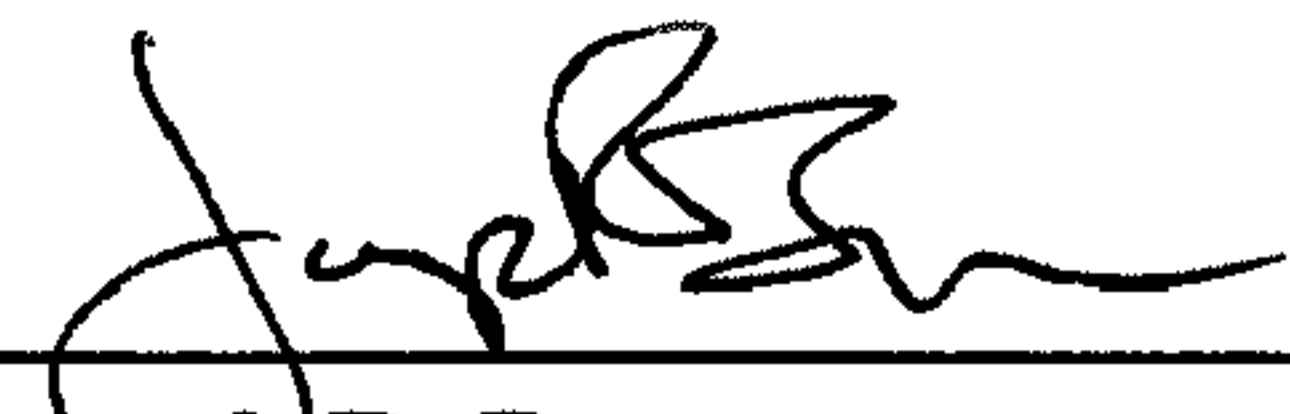
Christina Arnone Bunn is one and the same person as Christina Arnone, grantee in that certain deed recorded in Instrument # 20150512000156410 in the Probate Office of Shelby County, Alabama.

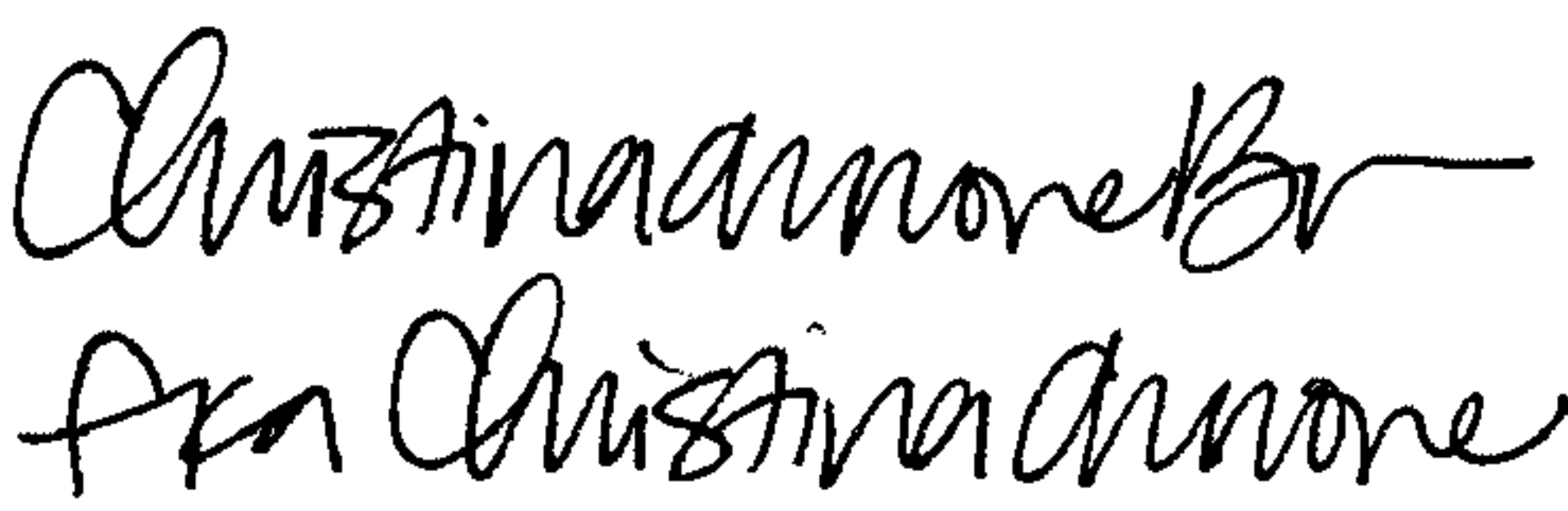
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$369,900.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 7th day of October, 2024.

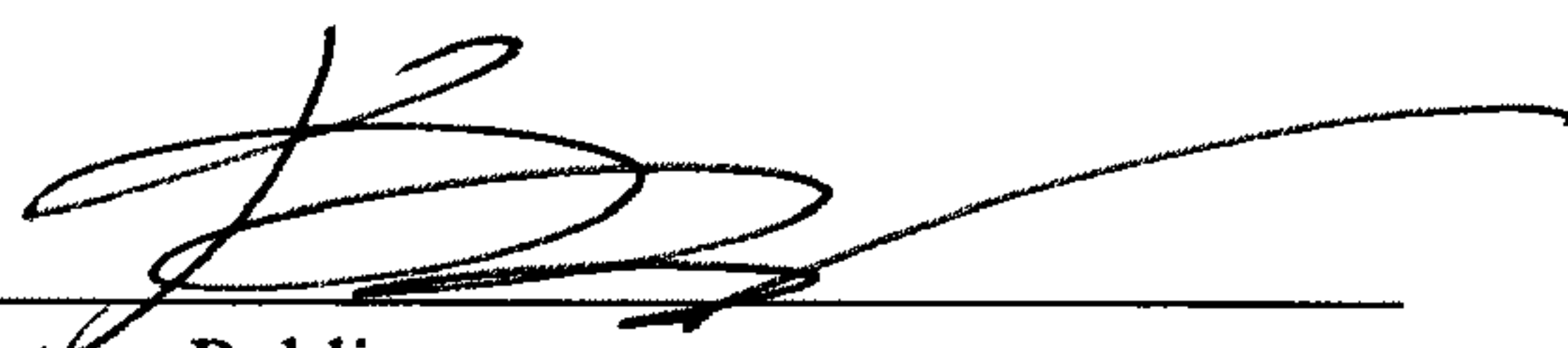

Joseph R. Bunn

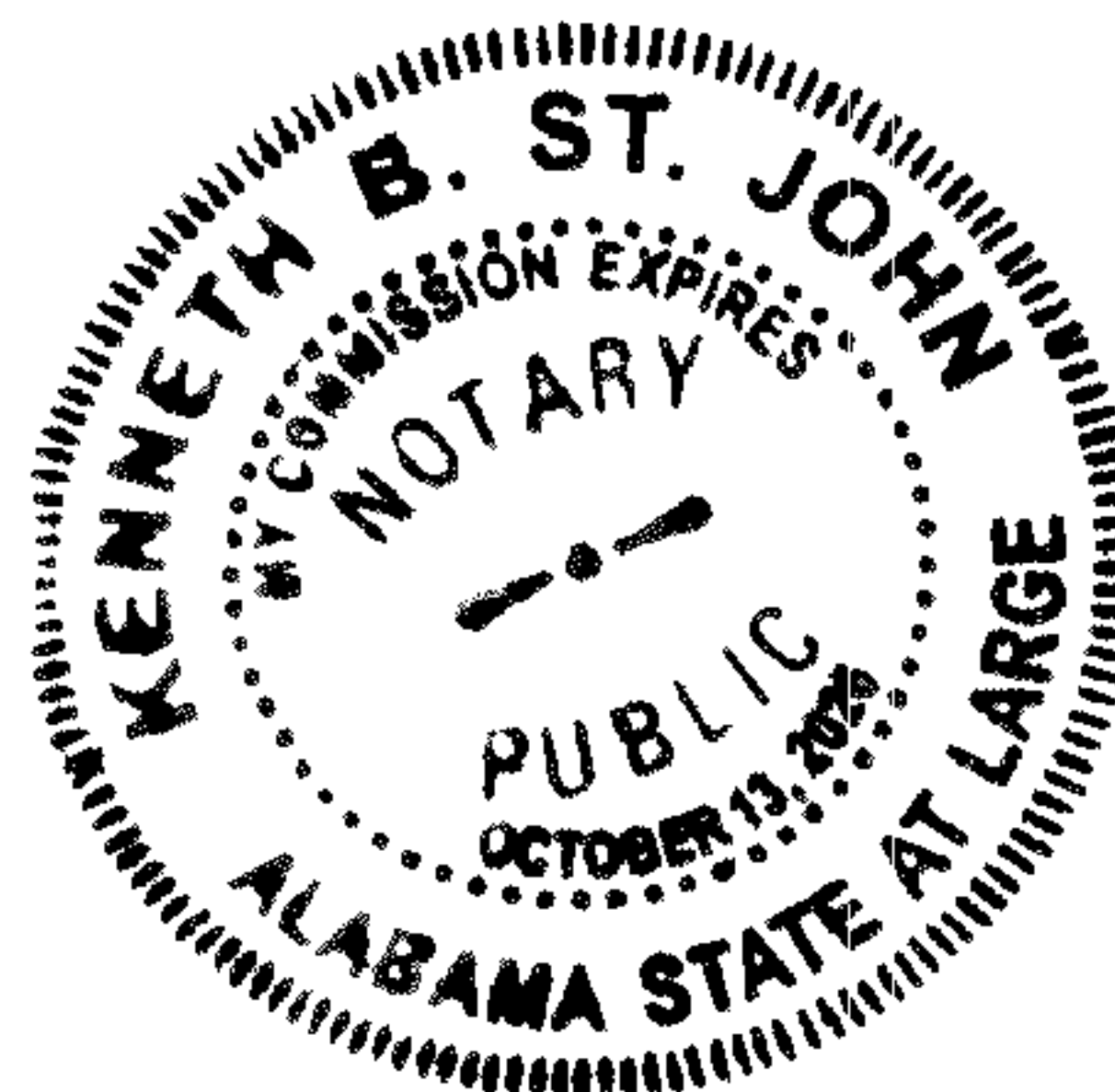

Christina Arnone Bunn fka Christina Arnone

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Joseph R. Bunn and Christina Arnone Bunn fka Christina Arnone** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October, 2024.


 Notary Public
 Print Name: **Kenneth B. St. John**
 My Commission Expires: **10/13/2026**



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/08/2024 10:41:24 AM
 \$67.50 BRITTANI
 20241008000315020

Allen S. Bayl