

Send Tax Notice To:

Brendan Dunne and Rebekah Dunne
105 Forest Parkway
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Attorney For Cartus Financial Corporation
2204 Lakeshore Drive, Ste. 125
Birmingham, AL 35209
(205) 871-1440
Cartus File # 3577645

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of
_____ (\$301,500.00) to the undersigned Grantors in hand paid by the Grantees,
whether one or more, herein, the receipt of which is hereby acknowledged, we, Ashley Sullivan and
spouse, Tray Sullivan (herein referred to as Grantors) do grant, bargain, sell and convey unto

Brendan Dunne and Rebekah Dunne

(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 Madison, to-wit:

**Lot 40, according to the Survey of Park Forest, 1st Sector, as recorded in Map Book 7,
Page 155, in the Probate Office of Shelby County, Alabama.**

Tray Sullivan is one and the same person as Travious Sullivan.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.
\$ 296,038.00 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 that one Grantee, then to the Grantees as
joint tenants with right of survivorship (unless the joint tenancy hereby crested is severed or terminated
during the joint lives of the Grantee(s) herein) in the even 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 23 day of October, 2024

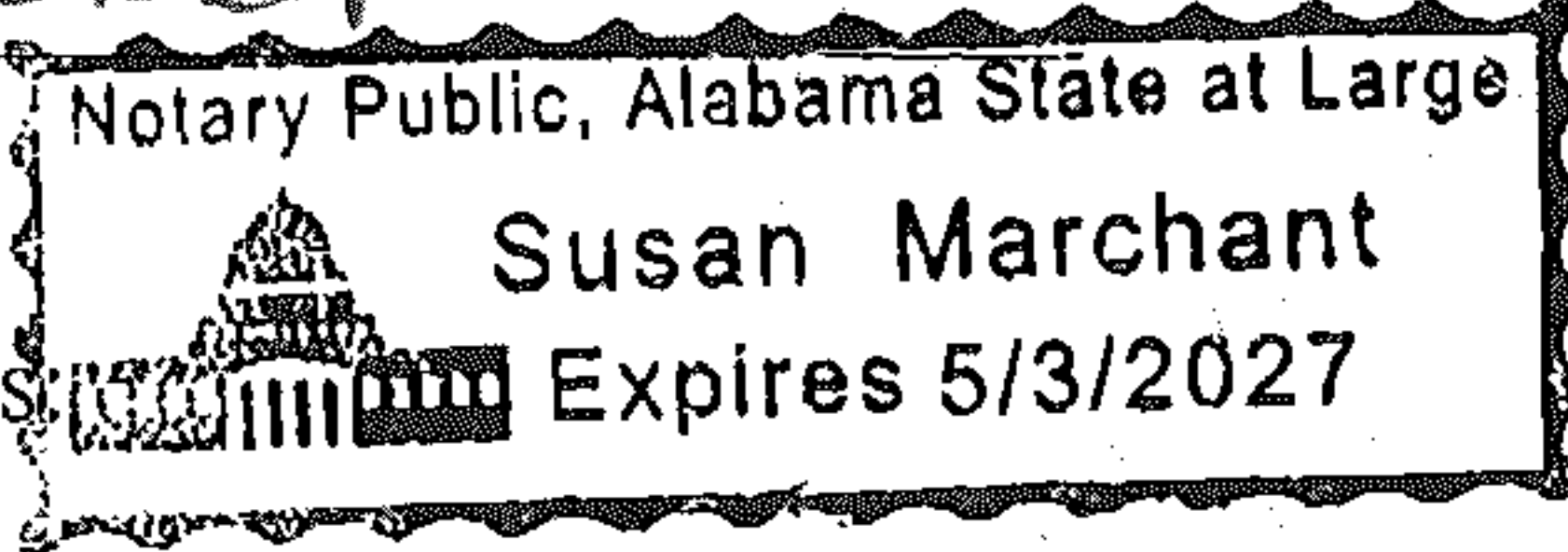
Ashley Sullivan
Ashley Sullivan

Tray Sullivan
Tray Sullivan

State of Alabama
County of Shelby Jefferson Shm

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Ashley Sullivan** 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.

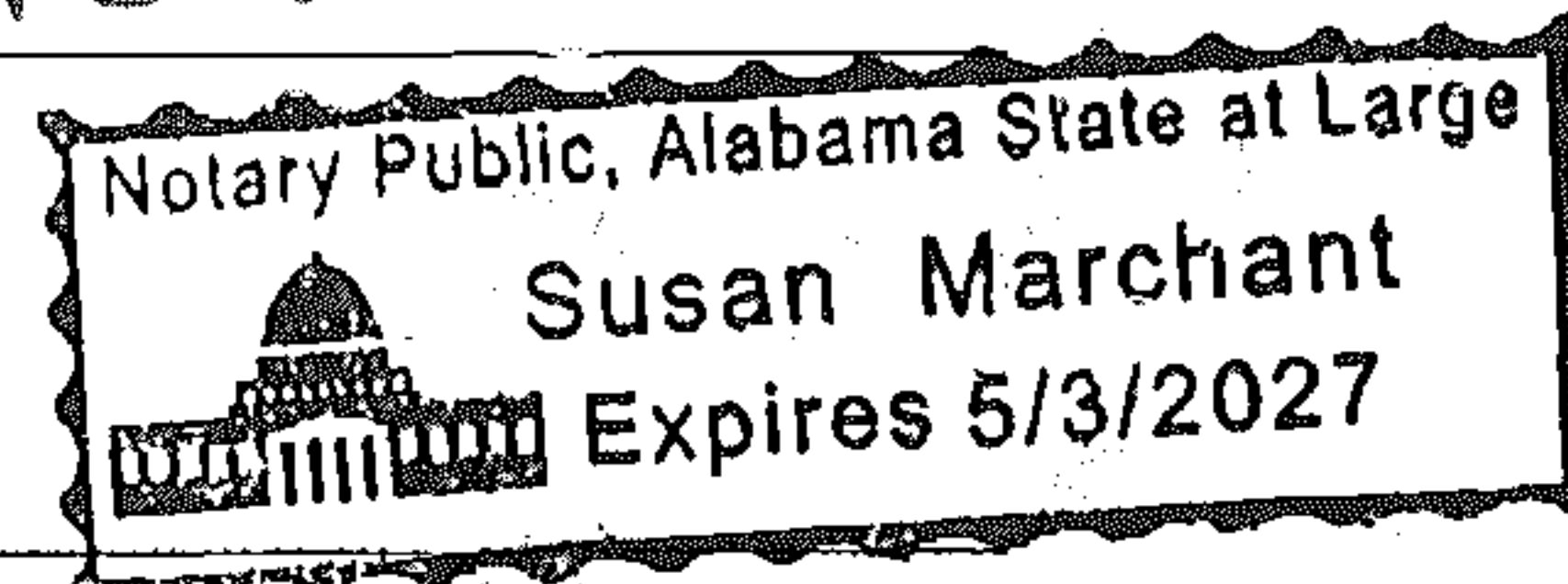
Given under my hand this 23rd day of October, 2024.

Susan Marchant
Notary Public
My Commission Expires:  Expires 5/3/2027

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Tray Sullivan** 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 23rd day of October, 2024.

Susan Marchant
Notary Public
My Commission Expires:  Expires 5/3/2027

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 acknowledgment.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Ashley Sullivan and Tray Sullivan c/o Cartus
Financial Corporation

Grantee's Name Brendan Dunne and Rebekah Dunne

Mailing Address 100 Reserve Road
Danbury, CT 06810Mailing Address 105 Forest Parkway
Alabaster, AL 35007Property Address 105 Forest Parkway
Alabaster, AL 35007

Date of Sale November 18, 2024

Total Purchase Price \$301,500.00

or

Actual Value

or

Assessor's Market Value

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date November 18,

Print Jeff W. Parmer

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/18/2024 03:35:42 PM
\$34.50 BRITTANI
20241118000357840

Allie S. Bayl

Form RT-1