



20250116000016450 1/3 \$213.00
Shelby Cnty Judge of Probate, AL
01/16/2025 10:58:08 AM FILED/CERT

SEND TAX NOTICE TO:

Pamela T. Dunn and
Gregory J. Dunn
347 Creekside Lane
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
TITLE NOT EXAMINED

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TEN AND 00/100 DOLLARS (\$10.00)**, and other good and valuable consideration, in hand paid to the undersigned, **Pamela T. Dunn, an unmarried woman**, whose address is 347 Creekside Lane, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Pamela T. Dunn and Gregory J. Dunn**, whose address is 347 Creekside Lane, Pelham, AL 35124 (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, **Pamela T. Dunn and Gregory J. Dunn, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **347 Creekside Lane, Pelham, AL 35124 to-wit:**

Lot 149, according to the Final Plat Holland Lakes Sector 2, Phase 2, as recorded in Map Book 36 Page 55, in the Probate Office of Shelby County, Alabama, together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions, and Restrictions, a Residential Subdivision, filed for record as Instrument No. 20050426000199570 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.

This deed has been prepared without the benefit of a title search or survey. Preparer has prepared this deed as scrivener only, having prepared it with information supplied by the Grantor and Grantee herein. Title insurance was not issued in connection with this deed.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, 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.

Shelby County, AL 01/16/2025
State of Alabama
Deed Tax: \$185.00



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IN WITNESS WHEREOF, Grantor has set their signature and seal on this 13th day of January, 2025.

Pamela T. Dunn

Pamela T. Dunn

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Pamela T. Dunn** 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, she executed the same voluntarily on the day the same bears date.

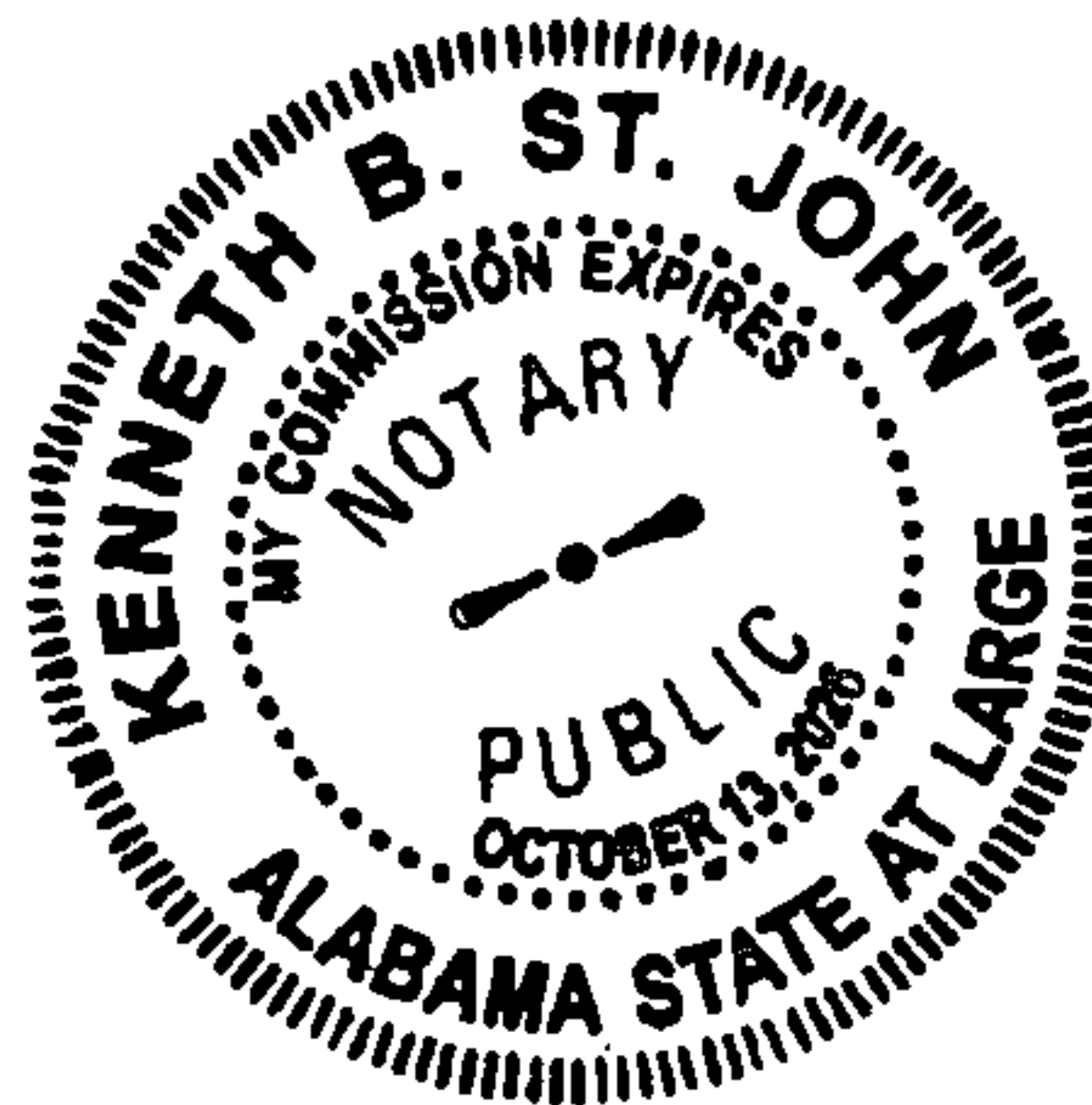
Given under my hand and official seal this 13th day of January, 2025.

[Signature]

Notary Public

Print Name: Kenneth B. St. John

My Commission Expires: 10/13/2026



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Pamela T. Dunn
Mailing Address 347 Creekside Lane
Pelham, AL 35124

Grantee's Name Pamela T. Dunn and Gregory J. Dunn
Mailing Address 347 Creekside Lane
Pelham, AL 35124

Property Address 347 Creekside Lane
Pelham, AL 35124

Date of Sale 1/13/2025
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 184,600.00

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 Assessor's value under PARCEL ID
☐ Closing Statement # 13 7 26 1 006 002.000

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 1/13/25

Print

Pamela T. Dunn

☒ Unattested

(verified by)

Sign

Pamela T. Dunn
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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