

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, Pamela T. Dunn, a single person, and Gregory J. Dunn, a single person, the undersigned Grantors, do grant, bargain, sell and convey my interest to Pamela T. Dunn, Trustee of the Pamela T. Dunn Living Trust dated March 5, 2025, and any amendments thereto the Grantee in and to the following described real property, situated in SHELBY COUNTY, ALABAMA, viz:

PROPERTY REMAINS THE HOMESTEAD OF THE GRANTOR

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Source of Title: 20250116000016450

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; 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, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this March 11, 2025.

Pamela T. Dunn (SEAL)
PAMELA T. DUNN

G. J. Dunn (SEAL)
GREGORY J. DUNN

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that PAMELA T. DUNN AND GREGORY J. DUNN signed to the foregoing conveyance and who ARE known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this March 11, 2025

Samantha Buffalo
Notary Public
My Commission Expires: 10/03/2028

This Instrument was Prepared By:
John Holliman, Esq.
2491 Pelham Pkwy
Pelham, AL 35124

Grantees Address to Send Tax Notice:
PAMELA DUNN
347 CREEKSIDE LANE
PELHAM, AL 35124

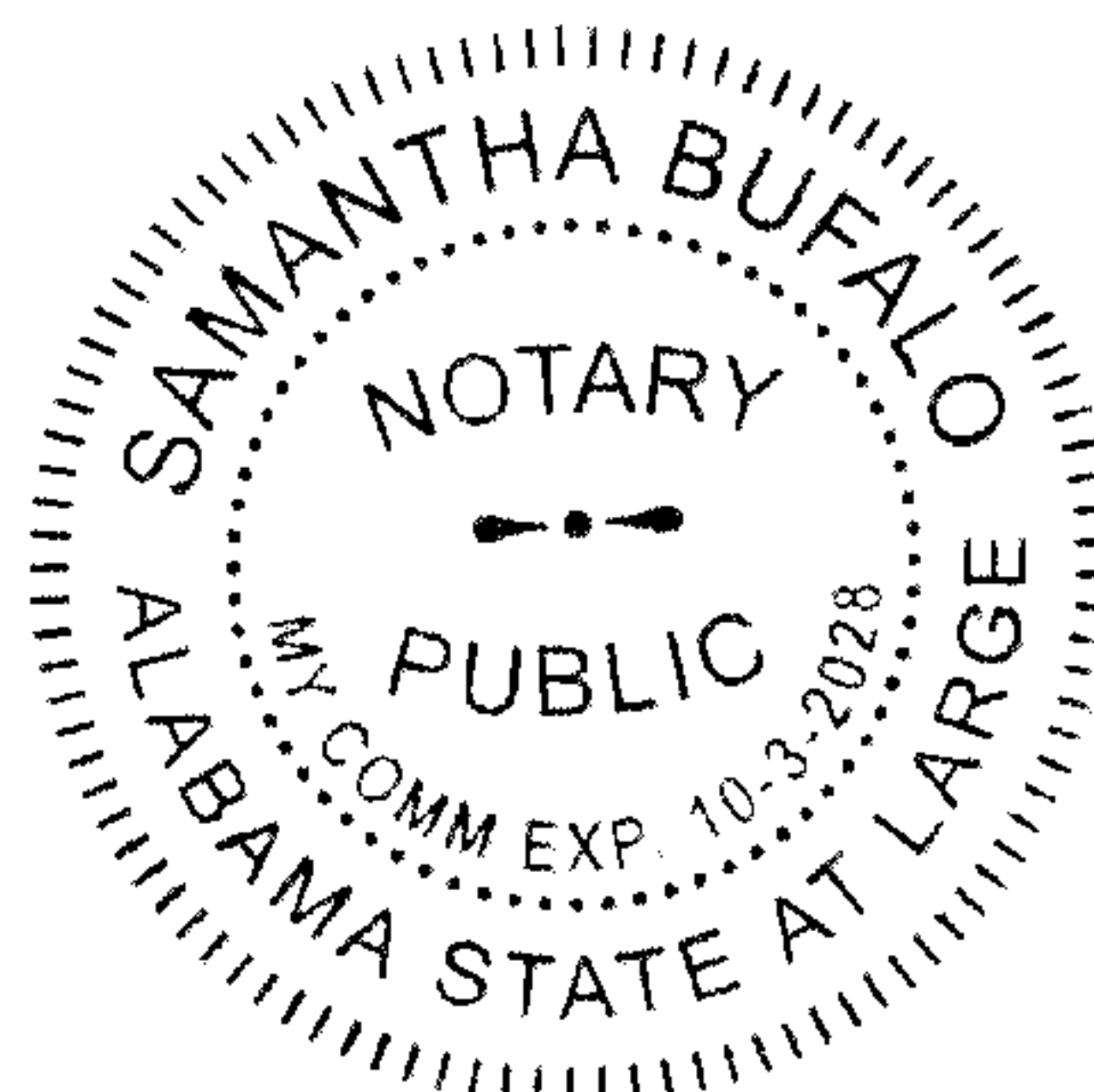


Exhibit "A"

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.

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 Gregory J. Dunn
347 Creekside Lane
Pelham, AL 35124

Grantee's Name Pamela T. Dunn, Trustee of the Pamela
 Mailing Address T. Dunn Living Trust dated March 5, 2025
347 Creekside Lane
Pelham, AL 35124

Property Address 347 Creekside Lane
Pelham, AL 35124

Date of Sale March 11, 2025Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 294,400

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/11/2025 12:17:26 PM
 \$325.50 PAYGE
 20250311000073140

*Alicia S. Bayl*

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 3/11/2025Print Samantha BaylSign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)

Form RT-1