

Michael D. Bristol, Jr. andBrandi Culberson Huguet

2033 Stonecreek Court

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 # 3602297

Helena, AL 35080

WARRANTY DEEDState of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of

(\$370,000.00)

to the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, John Luke Cespedes and spouse, Nicolle B. Cespedes (herein referred to as Grantors) do grant, bargain, sell and convey unto

Michael D. Bristol Jr. and Brandi Culberson Huguet

(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, to-wit:

Lot 1790, according to the Survey of Old Cahaba IV, 2nd Addition, Phase 5, as recorded in Map Book 34, Page 53, in the Probate Office of Shelby County, Alabama.

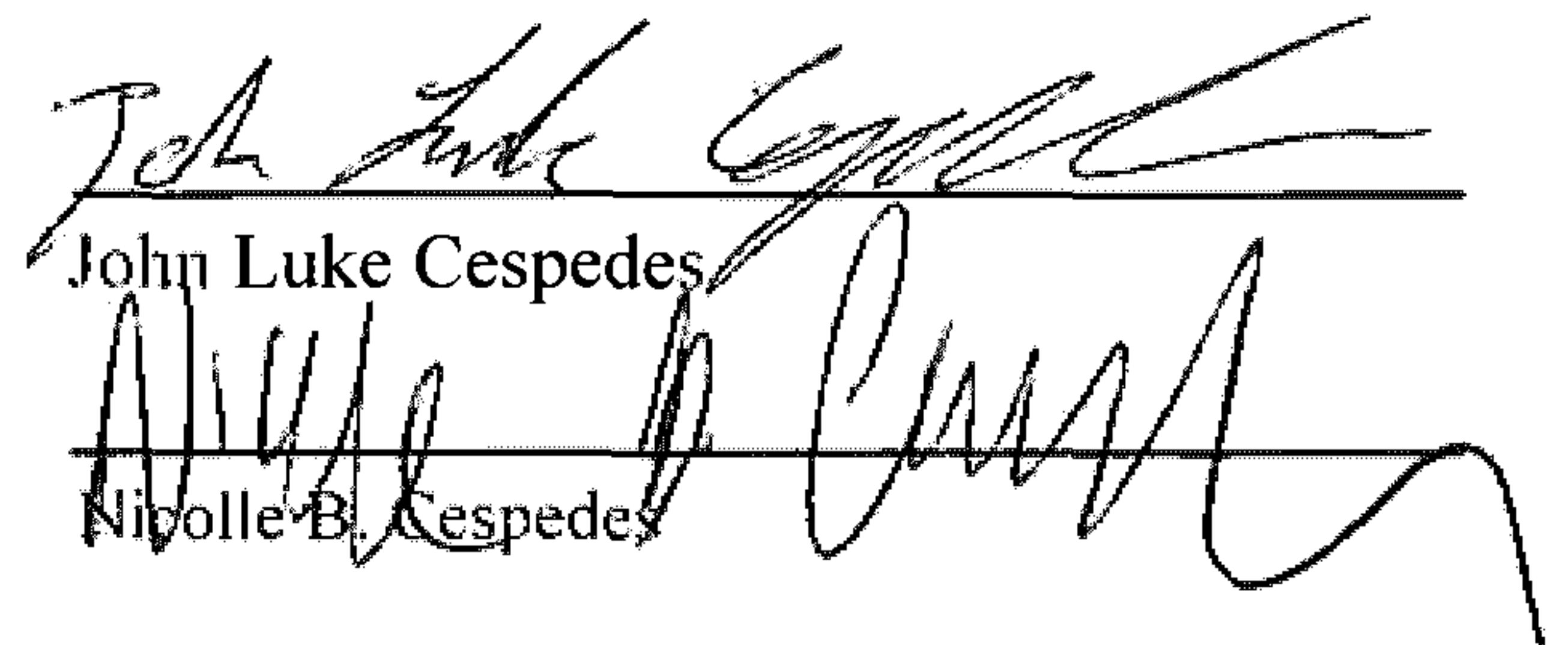
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.
\$333,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 3 day of February, 2025.

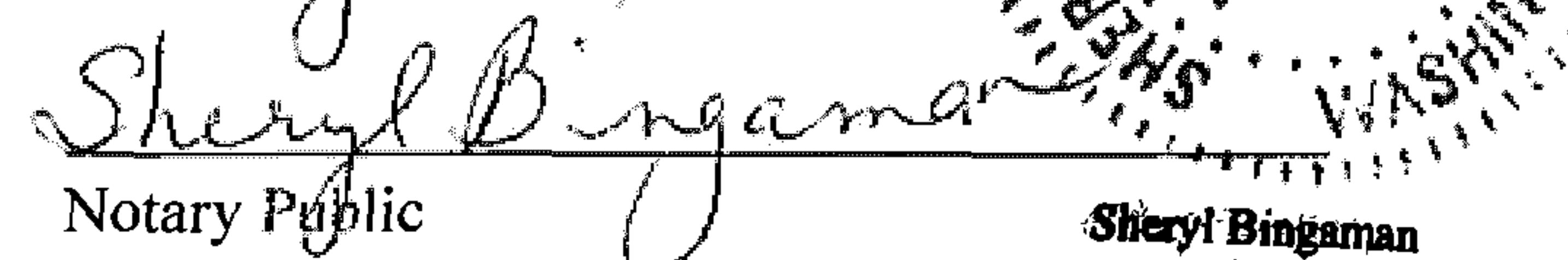


John Luke Cespedes
Nicolle B. Cespedes

State of MD
County of Washington

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that John Luke Cespedes 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 3rd day of February, 2025.



Sheryl Bingaman
Notary Public
Washington County, MD

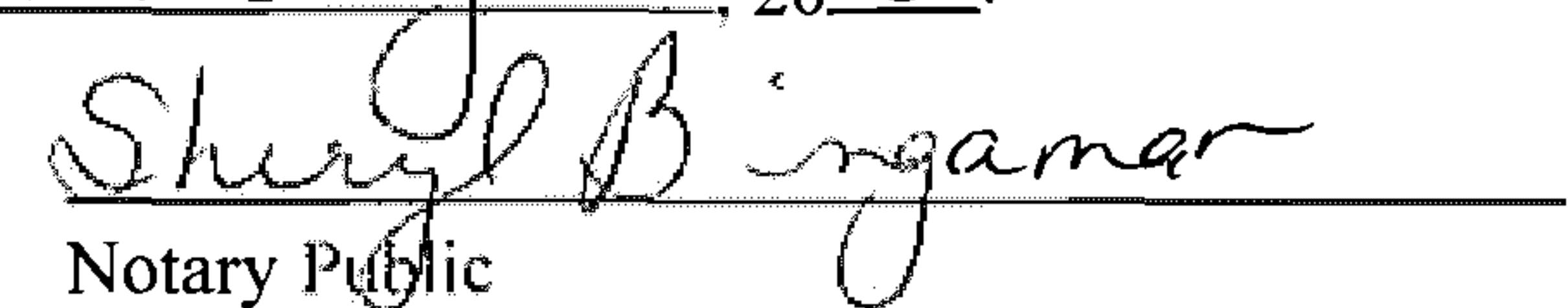
My Commission Expires:

3/28/27

State of MD
County of Washington

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Nicolle B. Cespedes 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 3rd day of February, 2025.



Sheryl Bingaman
Notary Public
Washington County, MD

My Commission Expires:

3/28/27

Sheryl Bingaman
Notary Public
Washington County, MD
My Commission Expires March 28, 2027

Real Estate Sales Validation Form

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

Grantor's Name	<u>John Luke Cespedes and Nicolle B. Cespedes</u> <u>c/o Cartus Financial Corporation</u>	Grantee's Name	<u>Michael D. Bristol, Jr. and Brandi Culberso</u> <u>Huguet</u>
Mailing Address	<u>100 Reserve Road</u> <u>Danbury, CT 06810</u>	Mailing Address	<u>2033 Stonecreek Court</u> <u>Helena, AL 35080</u>
Property Address		Date of Sale	<u>April 4, 2025</u>
<u>2033 Stonecreek Court</u> <u>Helena, AL 35080</u>		Total Purchase Price	<u>\$370,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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 April 4, 2025

Print Jeff W. Parmer

Unattested

Sign Jeff W. Parmer
(Grantor/Grantee/Owner/Agent - circle one)

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/04/2025 01:27:22 PM
\$65.00 JOANN
20250404000101780

Form RT-1

Allen S. Bayol

