

**SEND TAX NOTICE TO:**  
Christa Sullivan and David Sullivan  
113 McAlpin Cir.  
Pelham, AL 35124

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 **SIX HUNDRED NINETEEN THOUSAND ONE HUNDRED NINETEEN AND 00/100 (\$619,119.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **TDR Building, LLC, an Alabama Limited Liability Company**, whose address is 3112 Hwy 109, Wilsonville, AL 35186, (hereinafter "Grantor", whether one or more), by **Christa Sullivan and David Sullivan**, whose address is 516 Huntley Apartment Drive, 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 the following described real estate situated in Shelby County, Alabama, **the address of which is 113 McAlpin Cir., Pelham, AL 35124**, to-wit:

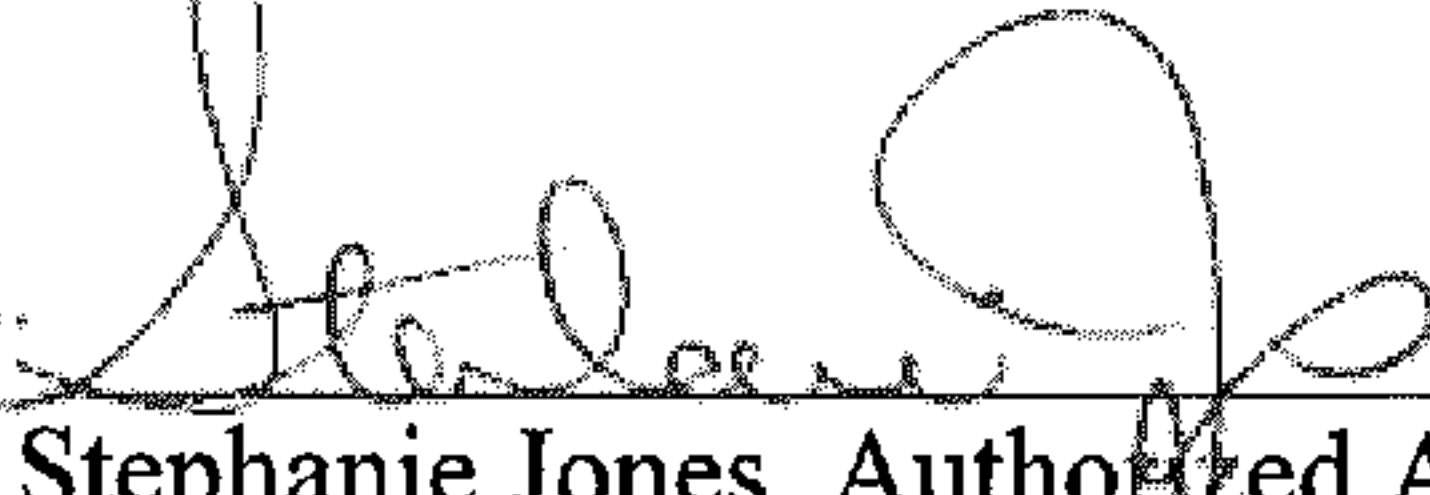
**Lot 2604, according to the survey of McAlpin at Ballantrae, as recorded in Map Book 60, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama.**

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.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor, TDR Building, LLC, an Alabama Limited Liability Company, by Stephanie Jones, as its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 10th day of April, 2025.

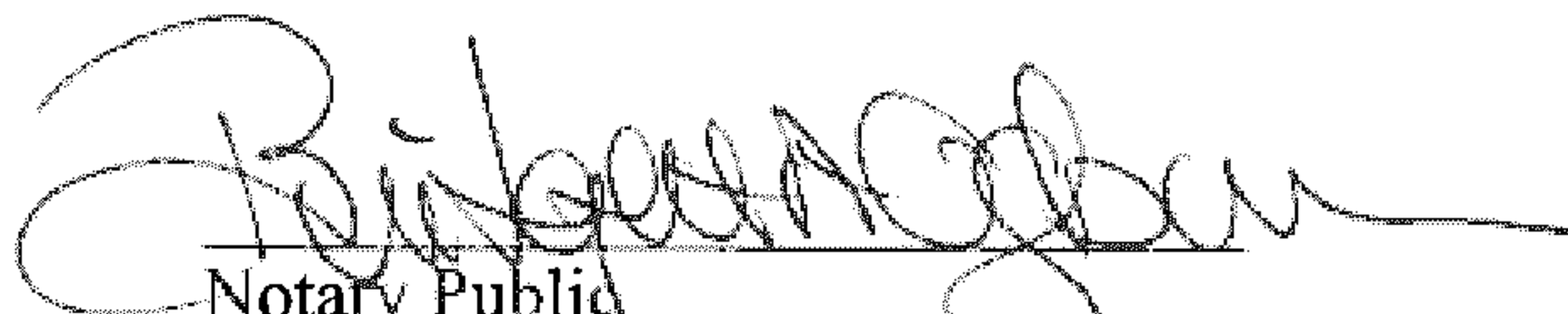
TDR Building, LLC, an Alabama Limited Liability Company

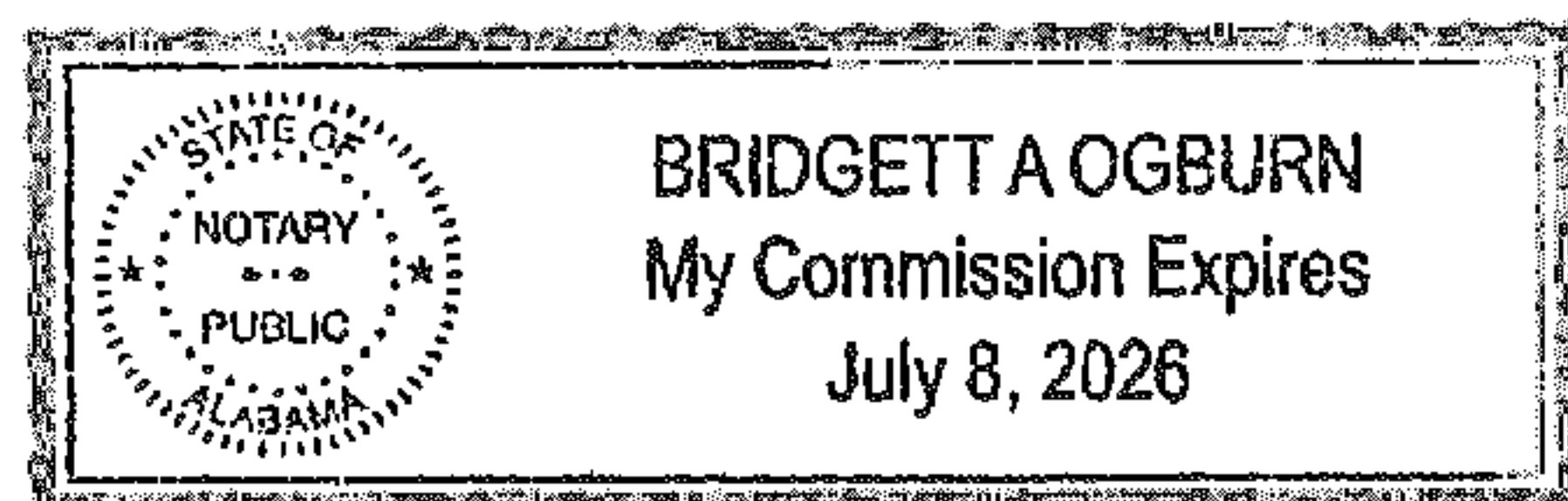
By:   
Stephanie Jones, Authorized Agent

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jones, whose name as Authorized Agent of TDR Building, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, she, in her capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 10th day of April, 2025.

  
Notary Public  
My commission expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/10/2025 12:53:27 PM  
\$644.50 BRITTANI  
20250410000107010

