

Send Tax Notice to:

William Gunnin and Stacey Michelle Gunnin  
1004 Dunsmore Dr  
Chelsea, AL 35043

[Space Above This Line for Recording Data]

## SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Six Hundred Seventy Five Thousand and 00/100 Dollars (\$675,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we **Jeffery B. Sullivan and Maria Teresa Figuero Sullivan, a married couple**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 1532 South Rugby Pl., Chattanooga, TN 37412 does hereby grant, bargain, sell and convey unto **William Gunnin and Stacey Michelle Gunnin** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 1004 Dunsmore Dr., Chelsea, AL 35043, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, having an address 1004 Dunsmore Dr., Chelsea, AL 35043 to wit:

**Lot 1-80, according to the Map and Survey of Chelsea Park, First Sector, Phase I and II, as recorded in Map Book 34, Page 21 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$675,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said Grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21<sup>st</sup> day of May, 2025.

Poor Quality

Jeffery B. Sullivan  
Jeffery B. Sullivan

Maria Teresa Figuero Sullivan  
Maria Teresa Figuero Sullivan

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Jeffery B. Sullivan and Maria Teresa Figuero Sullivan**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 21<sup>st</sup> day of May, 2025.

Jeninne H. Poe  
Notary Public

[SEAL]

My Commission Expires: 8-9-2028

This instrument was prepared by:  
Nathan R. Cordle, Esq.  
4320 7<sup>th</sup> Avenue South  
Birmingham, AL 35222  
(205) 454-9121



File No.: ATB4528



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/02/2025 01:25:04 PM  
\$26.00 PAYGE  
20250602000167360

Allen S. Boyd