

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

**James Hunter Sullivan and Kailee Breann
Wheeler
1036 7th Avenue SW
Alabaster, AL35007**

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$255,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Gabriel Montoya, a married man

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

James Hunter Sullivan and Kailee Breann Wheeler

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, Block 2, according to the Survey of First Addition to Fall Acres, as recorded in Map Book 4, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama.

Note: This is not the homestead of the Grantor nor their spouse as defined in the Code of Alabama Section 6-10-3.

SUBJECT TO ALL MATTERS OF RECORD

\$255,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees 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 I do for myself and for my heirs, exccutors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of December, 2025.



Gabriel Montoya

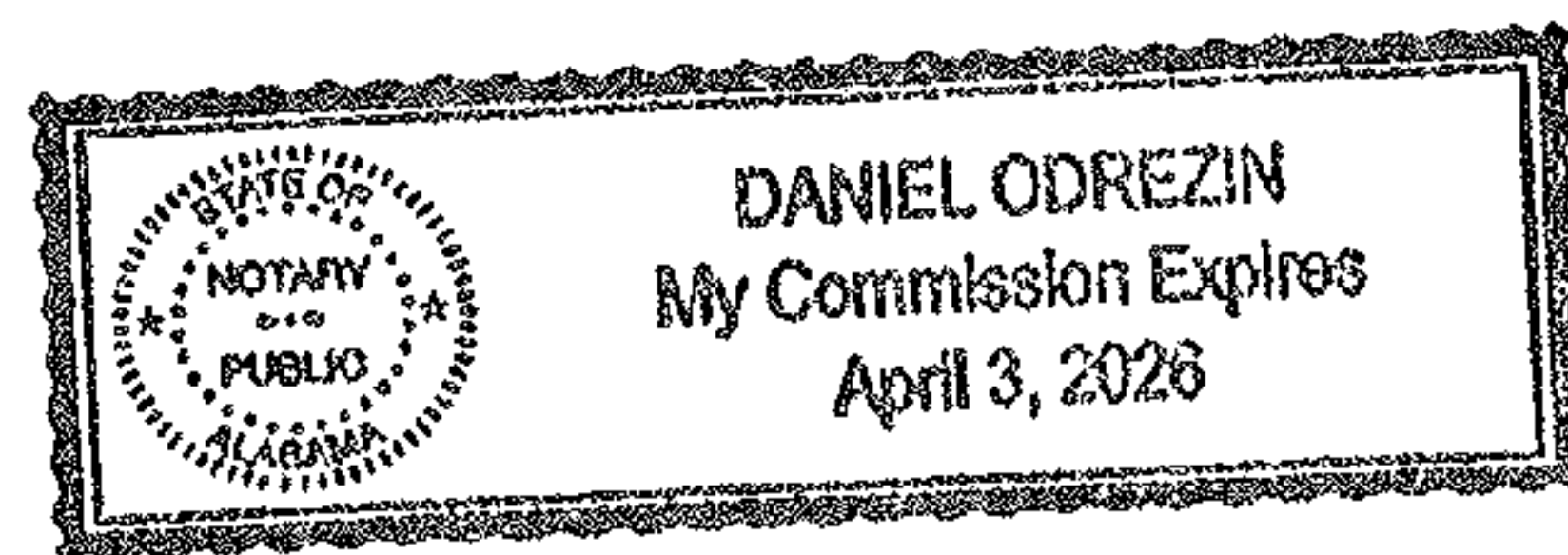
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gabriel Montoya**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **8th day of December, 2025.**

Notary Public

My Commission Expires:



Allen S. Bayal

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