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, executors, 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 scal this 8th day of December, 2025.

Notary Public

My Commission Expires:

DANIEL ODREZIN My Commission Expires April 3, 2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/09/2025 02:30:04 PM
\$283.00 JOANN
20251209000376860

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Real Estate Sales Validation Form

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

Grantor's Name Mailing Address Property Address	Gabriel Montoya 1800 Holy 77 COLUMBIANA IN 350. 1036 7th Avenue SW Alabaster, AL 35007	Grantee's Name う	James Hunter Sullivan and Kailee Breann Wheeler 1036 7th Avenue SW Alabaster, AL 35007
	THUUSEUL, THE SECOND	Date of Sale Total Purchase Price Or Actual Value	December 8, 2025 \$\$255,000.00 \$
		Or Assessor's Market Valu	ne <u>\$</u>
_	rice or actual value claimed on the ecordation of documentary evide		following documentary evidence:
Bill of Soles Co		_ Appraisal _ Other:	
_X_Closing S	tatement		
_	ce document presented for records form is not required.	dation contains all of the requ	ired information referenced above,
Grantor's name a current mailing a	_	Instructions me of the person or persons con-	veying interest to property and their
Grantee's name a conveyed.	nd mailing address - provide the na	me of the person or persons to w	hom interest to property is being
- -	- the physical address of the proper operty was conveyed.	ty being conveyed, if available.	Date of Sale - the date on which
Total purchase protection the instrument of	rice - the total amount paid for the prefered for record.	ourchase of the property, both rea	al and personal, being conveyed by
	fered for record. This may be evide		al and personal, being conveyed by by a licensed appraiser or the
valuation, of the	wided and the value must be determined by the local oses will be used and the taxpayer	official charged with the respon	
further understan	st of my knowledge and belief that to that any false statements claimed a 1975 § 40-22-1 (h).	the information contained in this on this form may result in the in	document is true and accurate. I nposition of the penalty indicated in
Date <u>December 8</u>	3, 2025 Print	auiel Odrezin	
Unattested	(verified by)	Sign(Grantor/Gra	ntee/ Owner/Agent) circle one