


THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esquire
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

SEND TAX NOTICE TO:
James F. Cannon
Tonya Cannon
4037 Grove Park Circle
Birmingham, AL 35242

WARRANTY DEED
Joint Tenants With Right of Survivorship


20120806000286120 1/2 \$290.00
Shelby Cnty Judge of Probate, AL
08/06/2012 12:34:07 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of —**THREE HUNDRED THIRTY-NINE THOUSAND, NINE HUNDRED AND NO/100'S--- Dollars (\$399,900.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

LINWOOD A. PRIDE, JR. AND WIFE, MARIE T. PRIDE, (herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

JAMES F. CANNON AND TONYA CANNON, (herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 1124, according to the Map of Highland Lakes, 11th Sector, an Eddleman Community, as recorded in Map Book 27, Page 84 A, B, C and D, in the Probate Office of Shelby County, Alabama.

Together with a non-exclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument 1994-07111 and amended in Instrument 1996-17543, and further amended in Instrument 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, conditions and restrictions for Highland Lakes, a residential subdivision, 11th Sector, recorded as Instrument 2000-41316, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto is hereinafter collectively referred to as the "Declaration:").

Situated in Shelby County, Alabama.

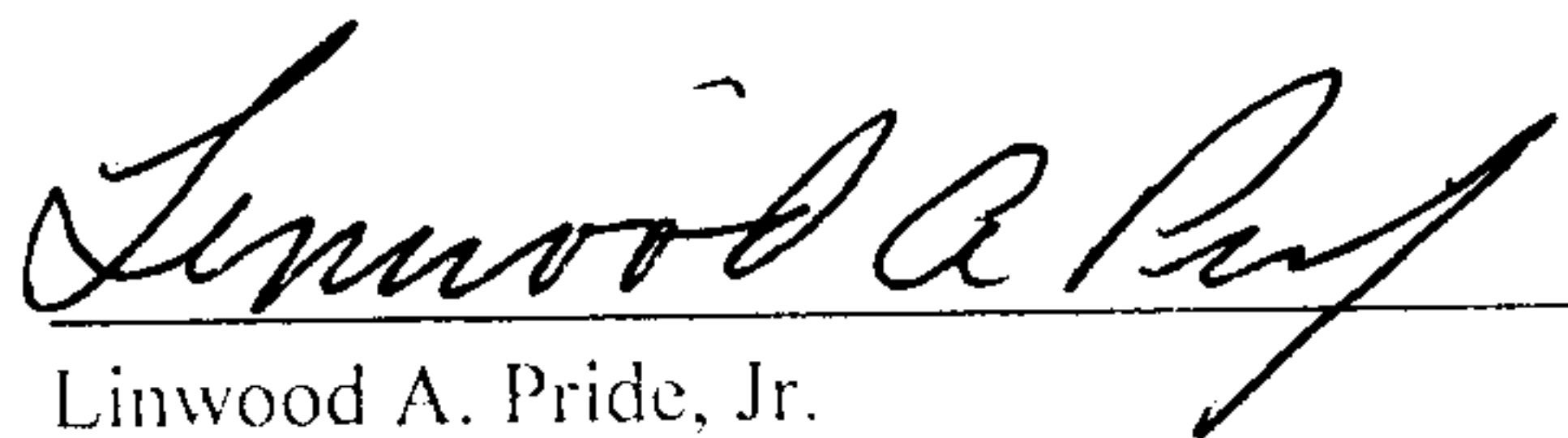
Mineral and mining rights excepted. Subject to current taxes, easements and restrictions of record.

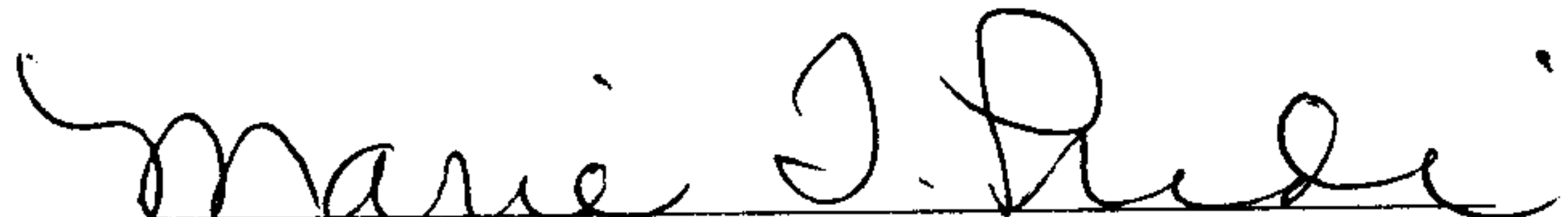
\$125,000.00 of the consideration set out herein above was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, his/her/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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, 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 our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this the 26th day of July, 2012.


Linwood A. Pride, Jr.

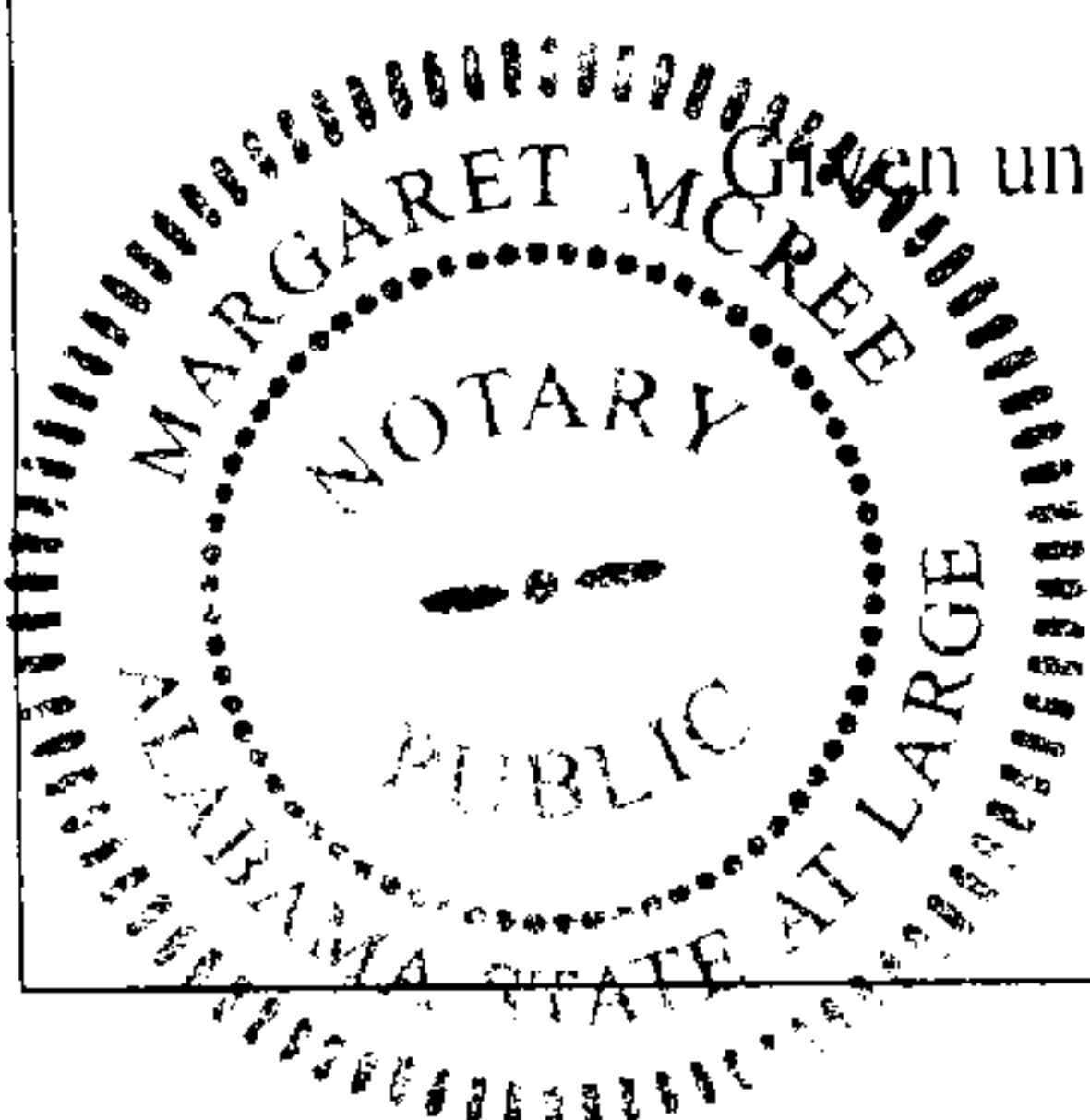

Marie T. Pride

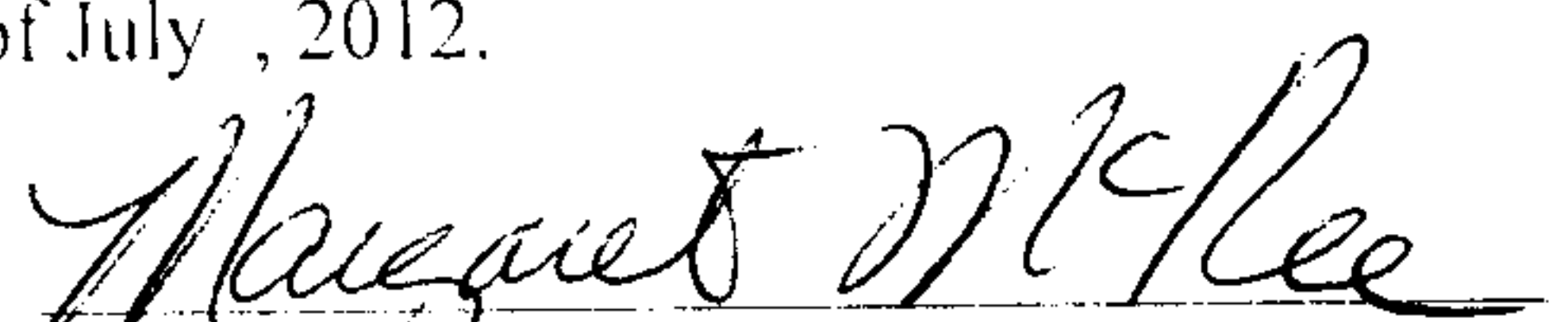
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linwood A. Pride, Jr. and wife, Tonya Pride, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July, 2012.




Margaret McRee - Notary Public
My Commission Expires: February 5, 2015

12-0575

Real Estate Sales Validation Form

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

Grantor's Name: LINWOOD A PRIDE JR Grantee's Name: JAMES F CANYON
MARIE T. PRIDE TONYA CANNON

Mailing Address: 2801 RIVERVIEW RD Mailing Address: 4037 GROVE PARK CIR
2322 BIRMINGHAM, AL
BIRMINGHAM, AL 35242 35242

Property Address: 4037 GROVE PARK CIR
BIRMINGHAM AL
35242

Date of Sale: 7-26-12 Total Purchase Price: \$ 399,900.00
OR Actual Value: \$ _____
OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of evidence is not required)

Bill of Sale Sales Contract Closing Statement Appraisal Other _____

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 is 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 on 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 § 40-22-1 (h).

Date: 7-26-12

Print Name: _____

Signature: [Handwritten Signature]

Grantor Grantee Owner Agent

Unattested _____

(Verified by)



20120806000286120 2/2 \$290.00
Shelby Cnty Judge of Probate, AL
08/06/2012 12:34:07 PM FILED/CERT

Shelby County, AL 08/06/2012
State of Alabama
Deed Tax: \$275.00

12-0575