

SALES PRICE = \$268,000.00  
LOAN AMOUNT + \$214,400.00

980703

### WARRANTY DEED

This instrument was prepared by:  
William Howard Boyles  
Attorney At Law  
P.O. Box 50392, Dallas, Texas 75250

Send Tax Notice to:  
Declan Cannon  
1953 Lakemont Dr.  
Birmingham, AL 35244

Inst # 1998-22730

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY:

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, to the undersigned grantor (s) in hand paid by the grantee (s) herein, the receipt whereof is hereby acknowledged, I or we,  
**Joseph J. Williams and Jeanne F. Williams, husband and wife**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey to

**DECLAN CANNON AND BONNIE CANNON**  
whose address is **1953 Lakemont Dr., Hoover, AL 35244**

(herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby Alabama**, to wit:

**Lot 11, according to the Survey of Southpointe, Sixth Sector, Phase Two recorded in Map Book 15, page 24, in the Probate Office of Shelby County, Alabama.**

Subject to easement, restrictions, agreements and outstanding oil, gas and minerals rights and leases of record, if any.

TO HAVE AND TO HOLD to the said Grantee, grantee's heirs and assigns forever. And Grantor does for itself, and for grantor's heirs, executors and administrators, covenant with the said grantee, grantee's heirs and assigns that grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, grantee's 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 27<sup>th</sup> day of April, 1998.

Kinda Willingham (SEAL)  
Mary D Foster (SEAL)

Joseph J. Williams (SEAL)  
Jeanne F. Williams (SEAL)

STATE OF Tennessee  
COUNTY OF Davidson

I, Mary D Foster hereby certify **Joseph J. Williams and Jeanne F. Williams, husband and wife**, has 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/they executed the same voluntarily on the day the same bears date. Given under my hand this 27<sup>th</sup> day of April, A.D. 1998.

My Commission expires:

11-28-98

Mary D Foster  
Notary Public

06/18/1998-22730  
11:05 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NEL 62.60