

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of  
\$ 146,500.00 to the undersigned Grantor(s),  
Leigh A. Fanning-Abel and Richard Abel, Wife and Husband,  
in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said  
Grantor(s) does by these presents, grant, bargain, sell and convey unto  
Jeremy M. Canaan & Jennifer D. Canaan  
(herein referred to as "Grantees") the following described real estate, situated in Shelby  
County, Alabama, to-wit:

Lot 1119, according to the Survey of Second Addition, Old Cahaba,  
Phase III, as recorded in Map Book 29, Page 33, in the Probate  
Office of Shelby County, Alabama.

Address of Property: 421 Bentmoor Way  
Helena, AL 35080

Described property to become the homestead of Grantees.

Leigh A. Fanning-Abel is one and the same person as Leigh A. Fanning.

Subject to taxes for the year 2003 and subsequent years, easements, restrictions, reservations,  
rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining  
rights, if any.

\$ 146,500.00 of the purchase price is being paid by the proceeds of a first  
mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the  
death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such  
survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does  
for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully  
seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to  
sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and  
defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of  
all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance,  
has hereto set its signature and seal this the 7 day of May, 20 03.

By: Leigh A. Fanning-Abel Richard Abel  
Grantor Grantor

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that  
Leigh A. Fanning-Abel and Richard Abel, Wife and Husband,  
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 the conveyance, he/she/they executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of May, 20 03.

Valerie A. England  
Notary Public  
Commission Expires: 02/25/04

**This Instrument Prepared By:**  
Kevin Hays and Associates, PC  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**  
Jeremy M. Canaan  
Jennifer D. Canaan  
421 Bentmoor Way  
Helena, AL 35080