


Send Tax Notice to:
William Joseph McCanna
Patricia Ellen McCanna
1447 Legacy Drive
Birmingham, AL 35242


20050422000192930 1/2 \$1344.00
Shelby Cnty Judge of Probate, AL
04/22/2005 12:44:59PM FILED/CERT

FRS File No.: 363315

Customer File No.: 1474672

WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Million Three Hundred Thirty Thousand and No/100----- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, David J. Anderson and Dawn Anderson, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto William Joseph McCanna and Patricia Ellen McCanna

(herein referred to as GRANTEE), theirs and assigns, as joint tenants with rights of survivorship

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

The land referred to herein is described as follows:

State of Alabama, County of Shelby

Lot 621-A, according to the Resurvey of Lot 620 & 621 Greystone Legacy, 6th Sector, as recorded in Map Book 30, Page 22, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 1447 Legacy Drive, Birmingham, AL 35201, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, theirs and assigns, forever, as joint tenants with rights of survivorship

Shelby County, AL 04/22/2005
State of Alabama

Deed Tax: \$1330.00

CLAYTON C. GREENEY, ATTORNEY AT LAW


AND GRANTOR does covenant with the said GRANTEE, ~~the~~ heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, ~~the~~ heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, ~~the~~ heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 8th day of November, 2004.

David J. Anderson (Seal)
David J. Anderson

Dawn Anderson (Seal)
Dawn Anderson

THE STATE OF New Jersey
COUNTY OF Morris }


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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David J. Anderson a married man (fill in marital status) 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, d.a. executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 8th day of November, 2004.

Ed. Dutch Johnson (Seal)
Notary Public
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 1, 2006
My Commission Expires

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dawn Anderson a married woman (fill in marital status) 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, HAS executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 9th day of November, 2004.

Judith Ann Lawson (Seal)
Notary Public
February 17, 2006
My Commission Expires

This document prepared by: Kimberly Schwab, Account Specialist, 10010 San Pedro, Suite 800, San Antonio, TX 78216