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Shelby Cnty Judge of Probate, AL
05/04/2005 01:32:55PM FILED/CERT

This instrument was prepared by:
Michael C. Dodd
756 Valley Street
Birmingham, Alabama 35226

Send Tax Notice to: Michael Seth House
(Address) Angela O. House
104 Charleton Lane
Calera, Alabama 35040

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

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eight Thousand (108,000.00)..... Dollars to the
undersigned grantor, or grantors in hand paid by the GRANTEEES herein, the receipt whereof is
acknowledged, we,

JASON H. CANNON, and wife KELLY S. CANNON

(herein referred to as GRANTORS) do, grant, bargain, sell and convey unto

MICHAEL SETH HOUSE and ANGELA O. HOUSE

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 87, Savannah Pointe, Sector III, Phase II, as recorded in Map Book 27, Page 122, in
the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$86,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

\$21,600.00 of the purchase price recited above was paid from a second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEEES 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said
GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this the 29th day of April, 2005.

WITNESS:

(Seal)

Jason H. Cannon
Jason H. Cannon
Kelly S. Cannon
Kelly S. Cannon

STATE OF ALABAMA
COUNTY OF

General Acknowledgement

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JASON H. CANNON and KELLY S. CANNON, 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, the 29th day of April, 2005.

A handwritten signature in black ink, appearing to read "Michael J. Perello".