


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:  
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**P O Box 822**  
**Columbiana, AL 35051**

  
20100616000191100 1/1 \$16.00  
Shelby Cnty Judge of Probate, AL  
06/16/2010 12:18:15 PM FILED/CERT

Send Tax Notice to:  
**Jamie Cannady**  
*222 Valentine Circle*  
*Wilkesville AL 35186*

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

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Peggy Cannady, a single woman** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Jamie Cannady and husband, Justin Cannady** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

*From the Northwest corner of the Northeast ¼ of the Northeast ¼ of Section 7, Township 21 South, Range 2 East, run East along North boundary of said ¼ - ¼ a distance of 27.21 feet; thence right 83 degrees 38 minutes a distance of 242.07 feet; thence right 20 degrees 17 minutes a distance of 40.93 feet; thence left 90 degrees 37 minutes 1 second, a distance of 85.88 feet to the point of beginning; thence continue 78.07 feet; thence right 32 degrees 20 minutes a distance of 46.18 feet; thence right 42 degrees 33 minutes a distance of 103.86 feet; thence right 83 degrees 47 minutes a distance of 88.86 feet; thence right 90 degreed 00 minutes a distance of 168.76 feet to the point of beginning. Situated in Shelby County, Alabama.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2010.
2. Easements, restrictions, rights of way, and permits of record.


State of Alabama  
Deed Tax : \$5.00

Peggy Cannady is the surviving Grantee in that certain Deed recorded in Instrument # 2001-46579, Probate Office of Shelby County, Alabama. The other Grantee, John Cannady, is deceased, having died on December 28, 2009.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

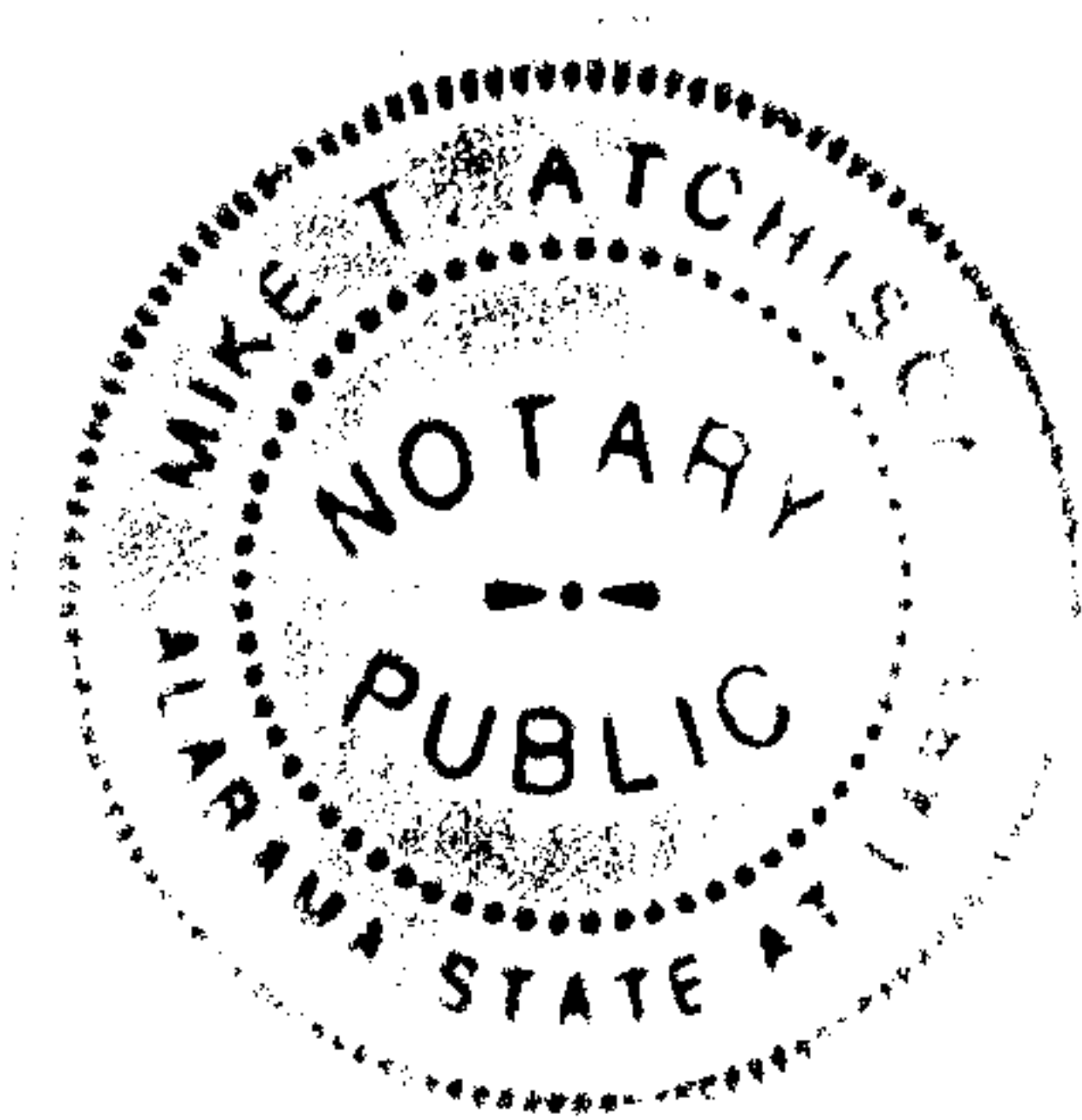
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 15<sup>th</sup> day of June, 2010.

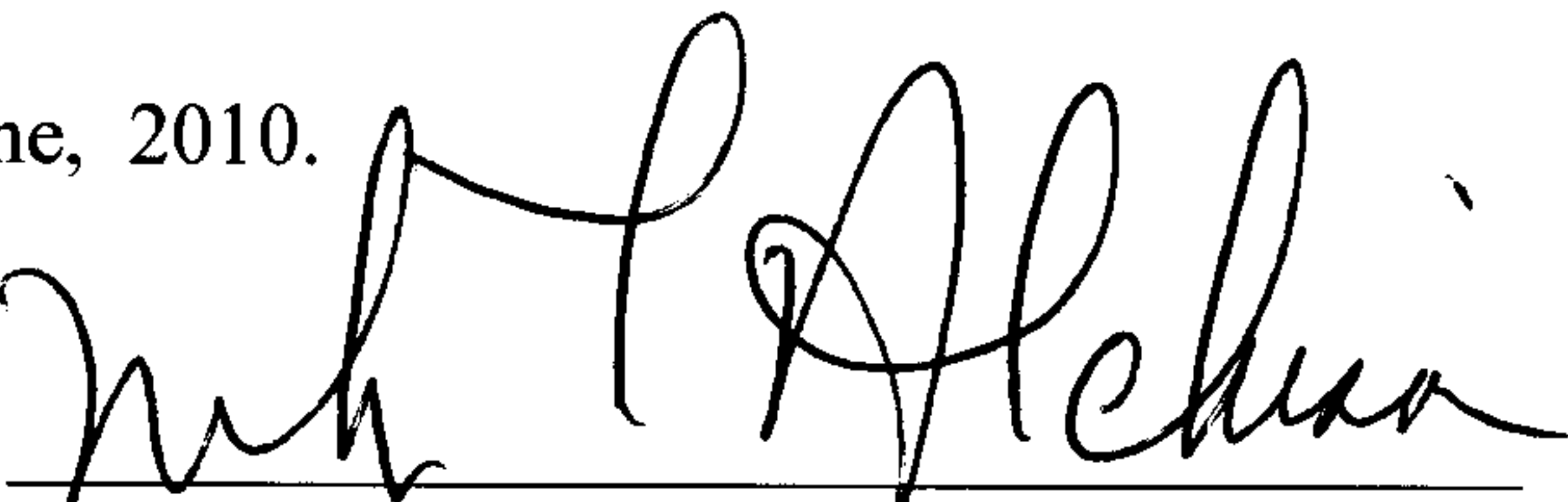
  
Peggy Cannady

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Peggy Cannady** 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of June, 2010.



  
Notary Public  
My Commission Expires: 10-16-12