

This instrument was prepared by:  
Wallace, Jordan, Ratliff & Brandt, LLC  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Send Tax Notice To:  
James and Christina Berry  
1065 Village Trail  
Calera, AL 35040

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY )

That in consideration of \$113,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Geraldine Dall Cannon, as Trustee for the Geraldine Dall Cannon Trust (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James Berry and Christina Berry (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$113,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 30th day of June, 2010.

*Geraldine Dall Cannon*  
Geraldine Dall Cannon, as Trusee for the  
Geraldine Dall Cannon Trust


State of Alabama  
Shelby County

I, Lauren Ashley Baum, a notary for said County and in said State, hereby certify that Geraldine Dall Cannon, as Trustee for the Geraldine Dall Cannon Trust, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed, as Trusee, the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 30th day of June, 2010.

*Lauren Ashley Baum*  
Notary Public  
Commission Expires: 06/06/11




  
20100706000213690 1/2 \$128.00  
Shelby Cnty Judge of Probate, AL  
07/06/2010 01:45:07 PM FILED/CERT

Shelby County, AL 07/06/2010  
State of Alabama  
Deed Tax : \$113.00

**EXHIBIT "A"**  
**Legal Description**

Lot 357, according to the Survey of Waterford Village Sector 1, as recorded in Map Book 27, Page 100, in the Office of the Judge of Probate of Shelby County, Alabama

  
20100706000213690 2/2 \$128.00  
Shelby Cnty Judge of Probate, AL  
07/06/2010 01:45:07 PM FILED/CERT

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