

This Instrument Was Prepared By:

Jack R. Thompson, Jr. Esq.  
The Law Offices of Jack R. Thompson, Jr., LLC  
3500 Colonnade Pkwy, Ste 350  
Birmingham, Alabama 35243

Send tax notice to:

Earl & Stefanie Witt  
6257 Victoria Dr.  
Pelham, AL 35124


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## WARRANTY DEED

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STATE OF ALABAMA

COUNTY OF SHELBY

  
20130304000087990 1/2 \$25.00  
Shelby Cnty Judge of Probate: AL  
03/04/2013 11:33:22 AM FILED/CERT

### KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$195,000.00, the amount which can be verified by the Sales Contract, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, Jason M. Cannon and Lauren H. Cannon, husband and wife, whose address is 4136 Somerset Ridge Bham, AL 35242, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Earl B. Witt and ~~Stefanie J. Witt~~ Stefanie J. Witt, whose address is 6257 Victoria Dr. Pelham, AL 35124 (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama the address of which is **6257 Victoria Drive, Pelham, AL 35124**, to wit:


**Lot 24, according to the Survey of Valley Station, Second Sector, as recorded in Map Book 7, Page 48, in the Probate Office of Shelby County, Alabama.**

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.


**To Have and To Hold** to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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.

Shelby County, AL 03/04/2013  
State of Alabama  
Deed Tax: \$10.00

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2<sup>nd</sup> day of February, 2013.

  
Jason M. Cannon

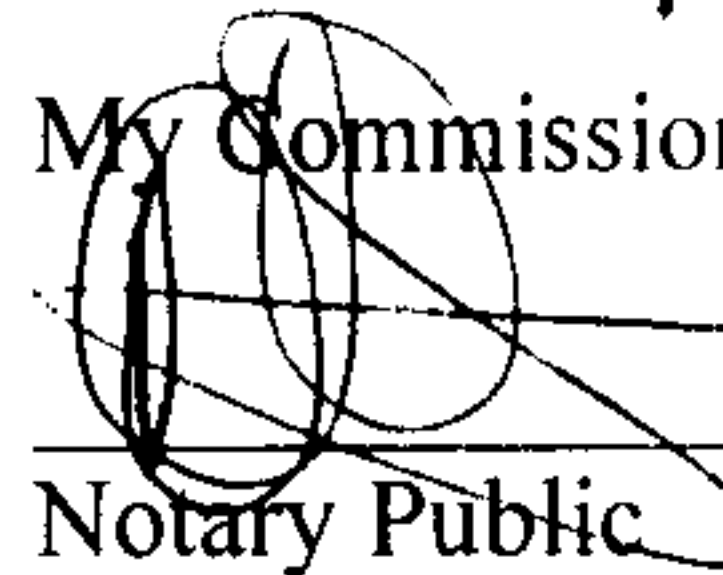
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2<sup>nd</sup> day of February, 2013.

  
Lauren H. Cannon

STATE OF Alabama  
Jefferson County ss:

I, Dana Wright McGowin a Notary Public in and for said county in said state, hereby certify that Jason M. Cannon 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 this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 2<sup>nd</sup> day of February, 2013.

My Commission Expires: 3/5/13  
  
Notary Public

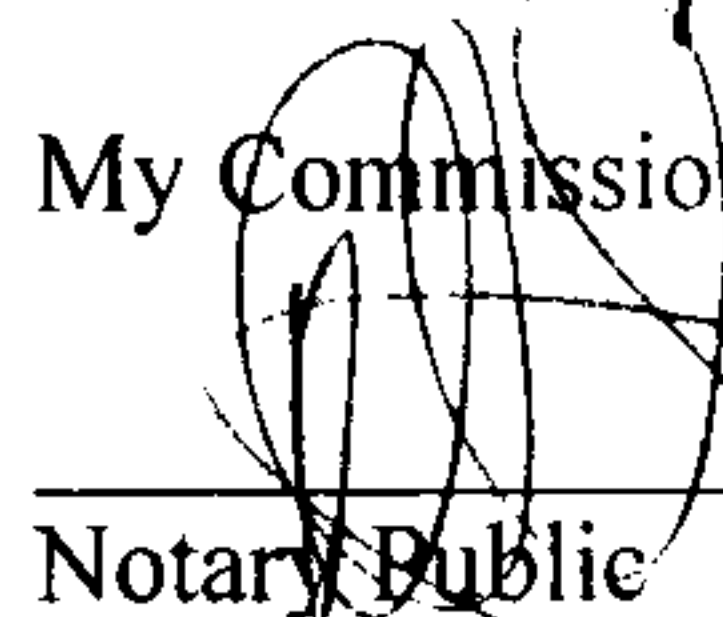
(SEAL)



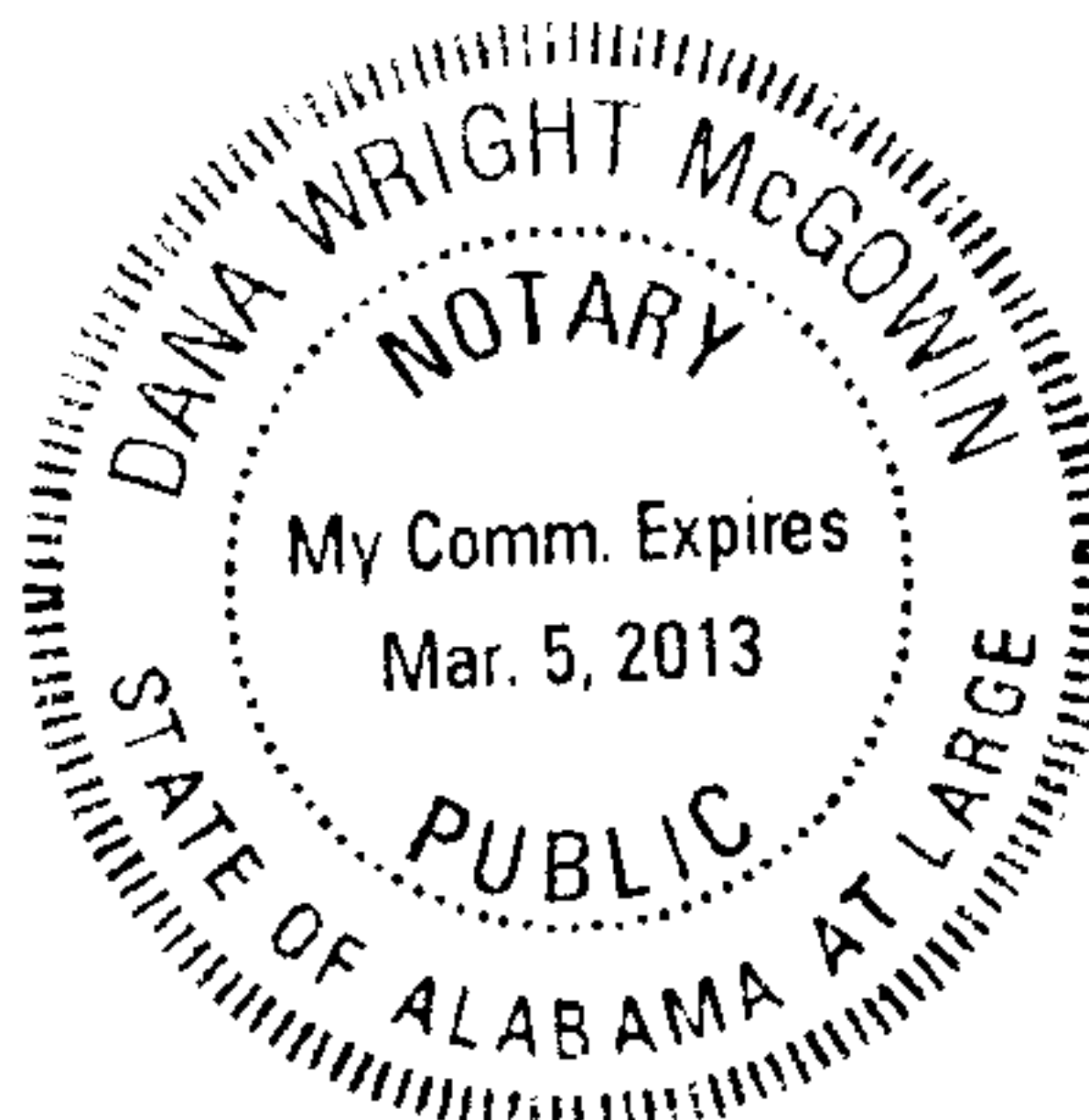
STATE OF Alabama  
Jefferson County ss:


I, Dana Wright McGowin a Notary Public in and for said county in said state, hereby certify that Lauren H. Cannon 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 this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 2<sup>nd</sup> day of February, 2013.

My Commission Expires: 3/5/13  
  
Notary Public

(SEAL)



  
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