

20141104000348290  
11/04/2014 03:25:20 PM  
DEEDS 1/3

## Warranty Deed

STATE OF ALABAMA

CITY OF ALABASTER, COUNTY OF  
SHELBY

JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR

**Know all Men by these Presents:** That, in consideration of One Hundred Forty One Thousand and No/100ths Dollars (\$141,000.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JOSEPH G. CANNON, III AND MELISSA M. MASTIN CANNON, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **NATHAN S. FORDHAM and ANDREA MORGAN NERI FORDHAM** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 31, according to the survey of Southfield Gardens, as recorded in Map Book 38, page 100, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Alabaster, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, and the following:

1. **Building Setback line of 20 feet from Vincent Street and 15 feet from rear, as shown per plat.**
2. **Restrictions, covenants, and conditions as set out in Inst. #20071128000540340, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
3. **Easement(s) granted to Plantation Pipe Line as set out in Deed Book 112, page 260, in the Probate Office.**
4. **Restrictions, limitations and conditions as set out in Plat Book 42, page 127, in the Probate Office of Shelby Alabama.**


**\$ 144,248.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**

**To Have and To Hold** the aforegranted premises to the said Grantee for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.


And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

**In Witness Whereof**, the said Grantors have set their hands and seals this 27th day of October, 2014.

\_\_\_\_\_  
WITNESS

 {L.S.}  
Joseph G. Cannon, III

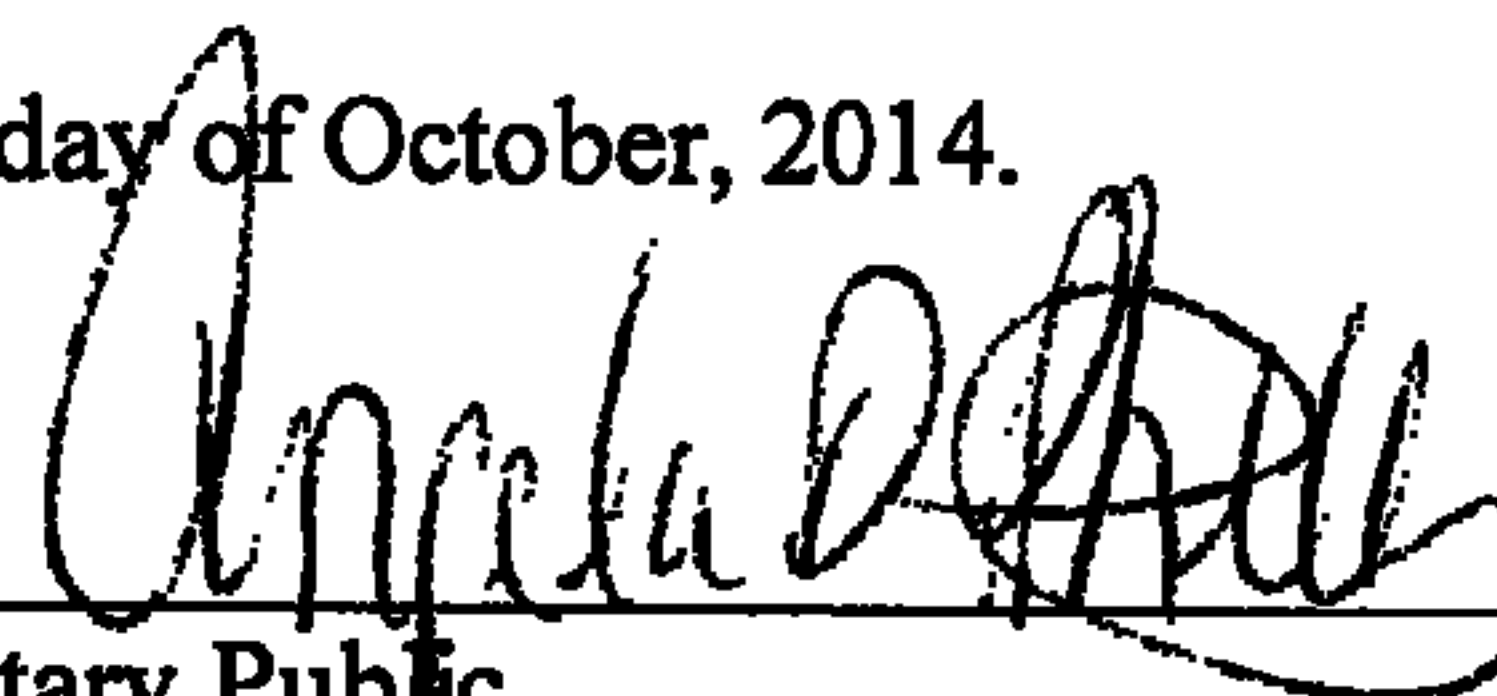
\_\_\_\_\_  
WITNESS

 {L.S.}  
Melissa M. Mastin Cannon

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Joseph G. Cannon, III and Melissa M. Mastin 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 seal this 27th day of October, 2014.

  
\_\_\_\_\_  
Notary Public  
My commission expires 1/12/2016

**GRANTEE'S MAILING ADDRESS:**

Nathan S. Fordham  
380 Vincent St.  
Alabaster, AL 35007

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker, Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2014-09-4244



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Joseph G. Cannon, III and Melissa M. Mastin Grantee's Name Nathan S. Fordham  
 Mailing Address 355 Jennings Mill Pkwy Apt 33 Mailing Address 380 Vincent St.  
 Athens GA 30606 Alabaster, AL 35007

Property Address 380 Vincent St.  
 Alabaster, AL 35007

Date of Sale 10/27/14  
 Total Purchase Price \$141,000.00  
 or \$  
 Actual Value \$  
 or  
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☐ Other  
☒ XXX Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provided the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real personal being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record.

This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value. If not proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/27/14

Print: Joseph G. Cannon, III

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 11/04/2014 03:25:20 PM  
 \$21.00 JESSICA  
 20141104000348290