

This instrument prepared by:
Christa C. Ketchum
Law Office of Christa C. Ketchum, LLC
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Robert M. Gannon and Donna M. Gannon
1221 Oxford Court
Hoover, AL 35242

20151214000426840

12/14/2015 02:34:48 PM

DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Fifty-Six Thousand Five Hundred And No/100 Dollars (\$356,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Robert L. Taylor and Betty J. Taylor, Trustees under the Robert and Betty Taylor Living Trust, dated January 29, 1999** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Robert M. Gannon and Donna M. Gannon** (hereinafter Grantees), **as joint tenants with rights of survivorship**, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 38, according to the Survey of Barkley Square, as recorded in Map Book 27, page 32, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.


TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 6, 2015.

Robert L. Taylor and Betty J. Taylor, Trustees under the Robert and Betty Taylor Living Trust,
dated January 29, 1999

BY: 
Robert L. Taylor
Trustee

BY: 
Betty J. Taylor
Trustee

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that Robert L. Taylor and Betty J. Taylor, whose names as Trustees for that trust named the Robert and Betty Taylor Living Trust, are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they in their capacity as such Trustees, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 6th day of November, 2015.


Notary Public



20151214000426840 12/14/2015 02:34:48 PM DEEDS 2/2

Grantor's Name Robert L. Taylor and Betty J. Taylor, Trustees under the Robert and Betty Taylor Living Trust, dated January 29, 1999
Grantee's Name Robert M. Gannon and Donna M. Gannon

Mailing Address 1221 Oxford Court
Hoover, AL 35242

Mailing Address _____

Property Address 1221 Oxford Court
Hoover, AL 35242

Date of Sale November 6, 2015
Total Purchase Price \$356,500.00

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 evidence:
(check one) (Recordation of documentary evidence is not required)

____ Bill of Sale

____ Appraisal

____ Sales Contract

____ Other: _____

☒ 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 - Robert L. Taylor and Betty J. Taylor, Trustees under the Robert and Betty Taylor Living Trust, dated January 29, 1999, 1221 Oxford Court, Hoover, AL 35242.

Grantee's name and mailing address - Robert M. Gannon and Donna M. Gannon, . .

Property address - 1221 Oxford Court, Hoover, AL 35242

Date of Sale - November 6, 2015.

Total purchase price - The total amount paid for the purchase of the property, both real and 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 no 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: November 6, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/14/2015 02:34:48 PM
\$382.50 CHERRY
20151214000426840

