

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Phillip Cannady and Tracie Cannady
1208 Stoneykirk Road
Pelham, AL 35124

WARRANTY DEED

20190904000325570
09/04/2019 10:47:27 AM
DEEDS 1/2

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Forty-Five Thousand And No/100 Dollars (\$345,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, James D. Sumpter and Jennifer D. Sumpter, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Phillip Cannady and Tracie Cannady (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 456, according to the Final Plat of Stoneykirk at Ballantrae, Phase II, as recorded in Map Book 32, Page 105, 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.

Subject to a third party mortgage in the amount of \$327,750.00 executed and recorded simultaneously 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 this 30th day of August, 20 19.

James D. Sumpter

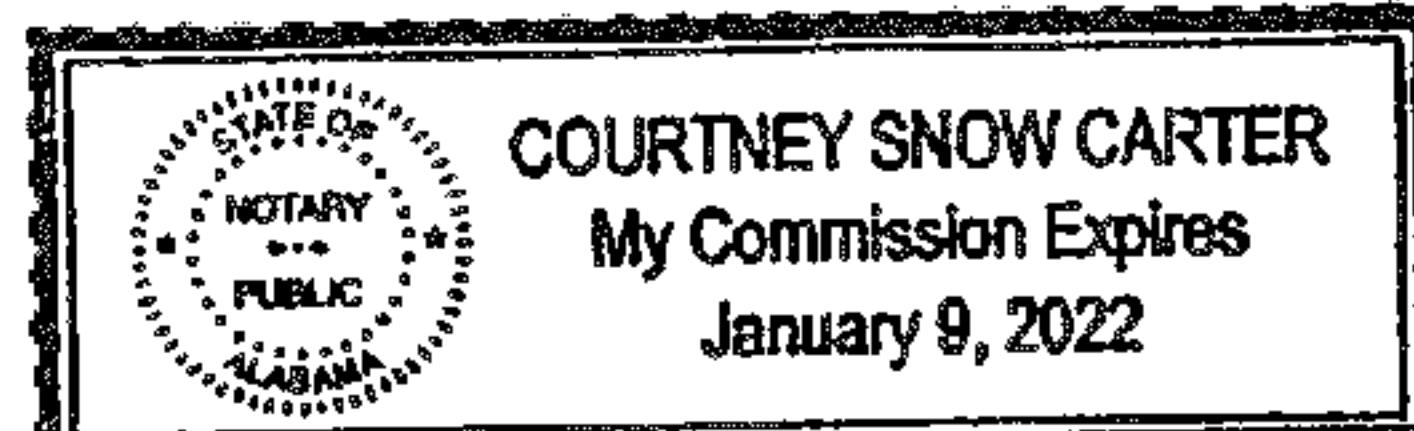
Jennifer D. Sumpter

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Sumpter and Jennifer D. Sumpter 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 30th day of August, 20 19.

Courtney Snow Carter
Notary Public
My commission expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20190904000325570 09/04/2019 10:47:27 AM DEEDS 2/2

Grantor's Name James D. Sumpter and Jennifer D. Sumpter Grantee's Name Phillip Cannady and Tracie Cannady

Mailing Address 1208 Stoneykirk Road
Pelham, AL 35124 Mailing Address 1208 Stoneykirk Road
Pelham, AL 35124

Property Address 1208 Stoneykirk Road
Pelham, AL 35124

Date of Sale August 30, 2019
Total Purchase Price \$345,000.00
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 evidence:
(check one) (Recordation of documentary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal
 Other:

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 - James D. Sumpter and Jennifer D. Sumpter, 1208 Stoneykirk Road,
Pelham, AL 35124.

Grantee's name and mailing address - Phillip Cannady and Tracie Cannady, 1208 Stoneykirk Road, Pelham, AL
35124.

Property address - 1208 Stoneykirk Road, Pelham, AL 35124

Date of Sale - August 30, 2019.

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: August 30, 2019

Sign Courtney Carter
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2019 10:47:27 AM
\$42.50 CHERRY
20190904000325570

Allie S. Bayol