

This document prepared by:  
Amy R. Milling, Attorney  
Roland Milling Law LLC  
304 Canyon Park Drive  
Pelham, AL 35124

(Description furnished by Grantor. No  
survey examined and no title examination  
made by this attorney.) Source of Title:  
Instrument No. 20090402000120640 in the Office of  
the Judge of Probate, Shelby County, Alabama,  
April 2, 2009.

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )



20210106000010870 1/3 \$164.50  
Shelby Cnty Judge of Probate, AL  
01/06/2021 03:27:10 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Paul E. Cannon**, a/k/a **Paul E. Cannon, Sr.**, an unmarried man, hereinafter referred to as GRANTOR, warrant unto myself, **Paul E. Cannon, Sr.**, **Paul E. Cannon, II**, a married man, and **Kurt S. Cannon**, a married man, hereinafter referred to as GRANTEES, the following described property situated in Shelby County, Alabama, to-wit:

Lot 42, according to the plat of Cedar Meadows as recorded in Map Book 34, Page 125, being also a Resurvey of Lot 6, , Block 1 of Mountain View Estates, as recorded in Map Book 4, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

Excepting therefrom all interests in and to all oil, gas and other minerals, in, on and/or under said property and all rights in connection therewith which may have been granted, reserved or released to others.

SUBJECT to taxes, easements, restrictions, set-back lines and rights of way of record.

**Carol A. Cannon**, one of the original Grantees of this property, is deceased as of September 9, 2020

**TO HAVE AND TO HOLD** to the said Grantees, their heirs and assigns forever.

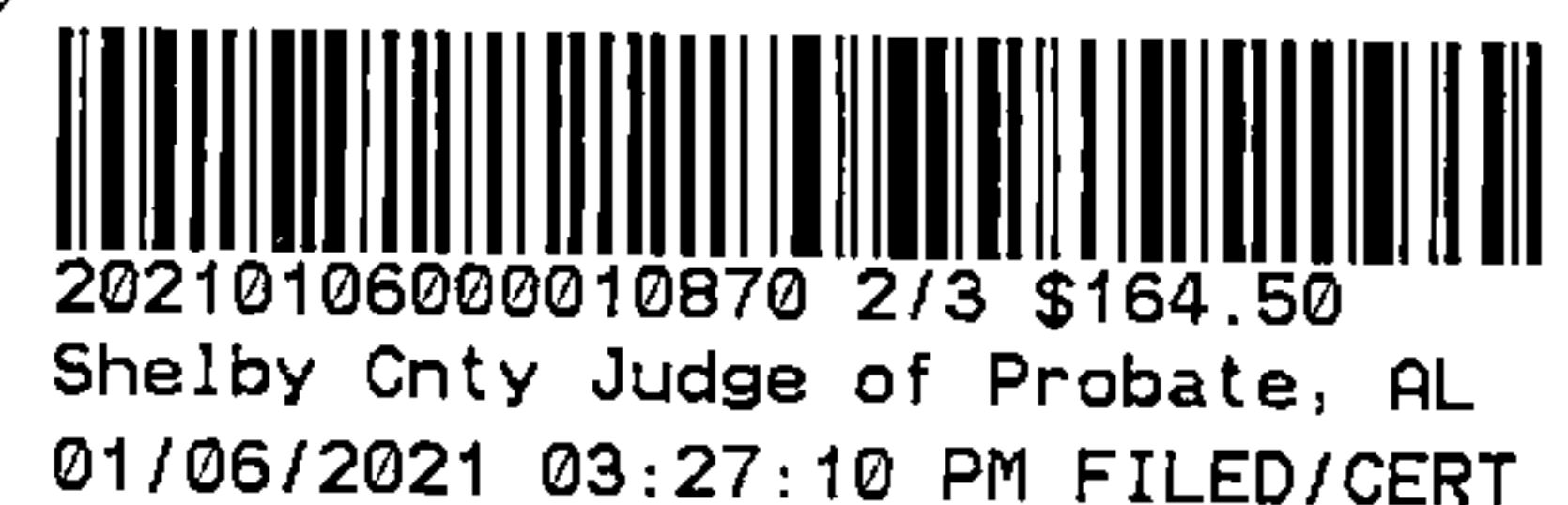
And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 23 day of December, 2020.

Paul E. Cannon (L.S.)  
Paul E. Cannon

STATE OF ALABAMA )

SHELBY COUNTY )



I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Paul E. Cannon**, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of December, 2020.

Amy R. Milling  
Notary Public

My commission expires: **AMY R. MILLING**  
My Commission Expires  
September 5, 2021

Send tax notice to:  
Paul E. Cannon, Sr.,  
253 Cedar Meadow  
Maylene, AL 35114

# Real Estate Sales Validation Form

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

Grantor's Name Paul E. Cannon  
Mailing Address 253 Cedar Meadow  
Maylene, AL 35114

Grantee's Name Paul E. Cannon, Sr, Paul E. Cannon II  
Mailing Address and Kurt S. Cannon  
253 Cedar Meadow  
Maylene, AL 35114

Property Address 253 Cedar Meadow  
Maylene, AL 35114

Date of Sale  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 204,300.00



20210106000010870 3/3 \$164.50  
Shelby Cnty Judge of Probate, AL  
01/06/2021 03:27:10 PM FILED/CERT

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 Shelby County (AL) Tax Assessor's Office

☐ Closing Statement

2/3 = \$ 136,200.00

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 - provide 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 to the property was conveyed.

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 10/23/20

Print

Paul E. Cannon II

Sign

Paul E. Cannon II

(Grantor/Grantee/Owner/Agent) circle one

Verified by)

Print Form

Form RT-1

Shelby County, AL 01/06/2021  
State of Alabama  
Deed Tax: \$136.50