

**SEND TAX NOTICE TO:
ANTHONY J. CANNON
ETHEL M. MORRIS
161 WILSON GLENN ROAD.
WILSONVILLE, AL 35186
PLC2000549**

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One Hundred Five Thousand and 00/100 Dollars (\$105,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Piano Reddito, LLC**, a/an ALABAMA Limited Liability Company, whose address is **14 Mitchell Street, Wilsonville, AL 35186** (hereinafter "Grantor", whether one or more), by **Anthony J. Cannon and Ethel M. Morris**, whose address is: **161 Wilson Glenn Road, Wilsonville, AL 35186** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is: **161 Wilson Glenn Road, Wilsonville, AL 35186**, to-wit:

LOT 10, ACCORDING TO THE SURVEY OF WILSON'S GLENN 1ST SECTOR, AS RECORDED IN MAP BOOK 27 PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THE ABOVE DESCRIBED REAL PROPERTY INCLUDES A 2000 WAVERLEE MAN MANUFACTURED HOME COMPRISED OF TWO SECTIONS AND BEARING VIN#'S 19L01747X AND 19L01747U PERMANENTLY ATTACHED TO THE PROPERTY, WITH WHEELS AND AXLES REMOVED AND TO BE TAXED AND ASSESSED AS REALTY, THEREBY FORMING A PART OF THE REALTY

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. MINING AND MINERAL RIGHTS EXCEPTED.

SUBJECT TO A THIRD-PARTY MORTGAGE IN THE AMOUNT OF \$80,128.00 EXECUTED AND RECORDED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Piano Reddito, LLC, by Andrew Christian, as member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 29th day of Jan 2021.

Piano Reddito, LLC

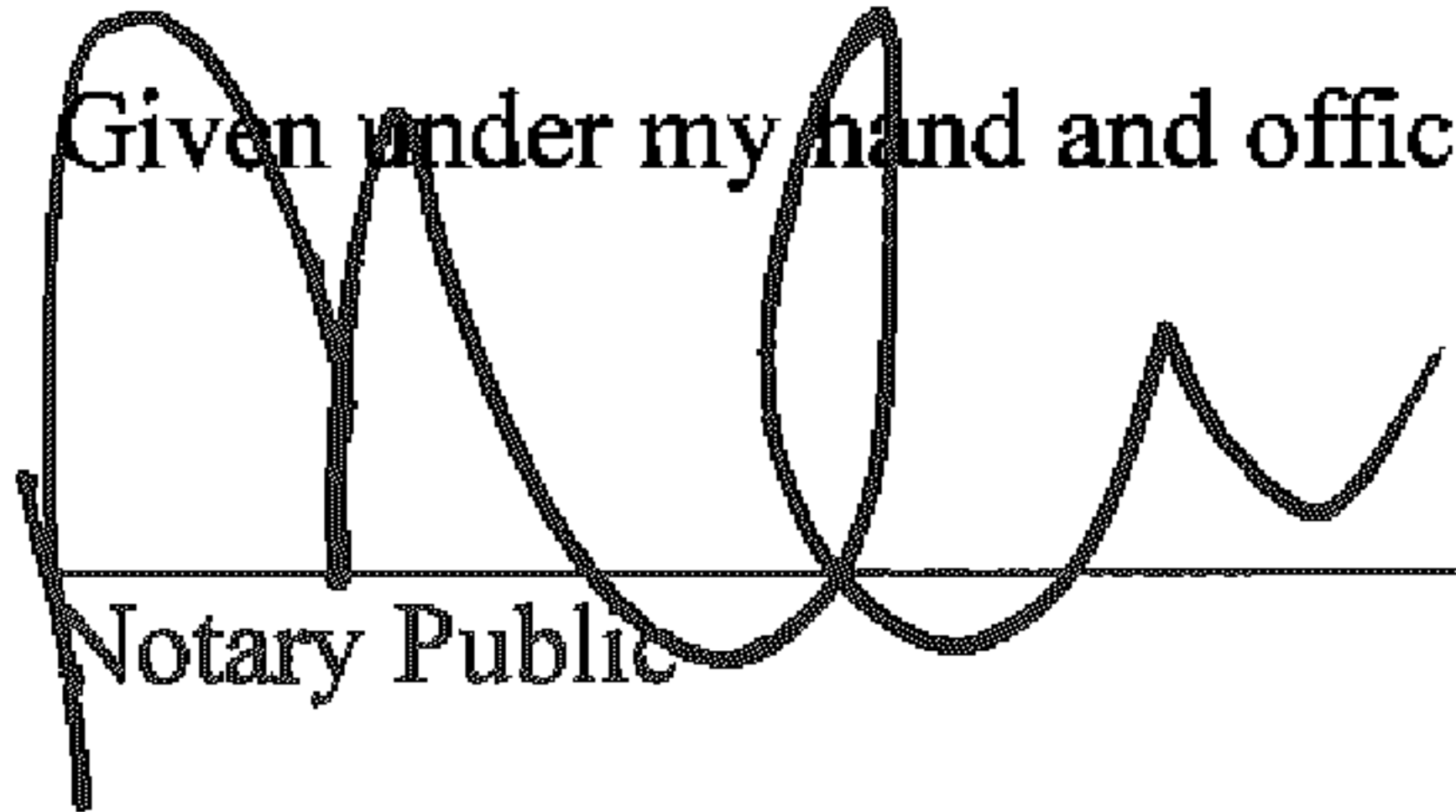


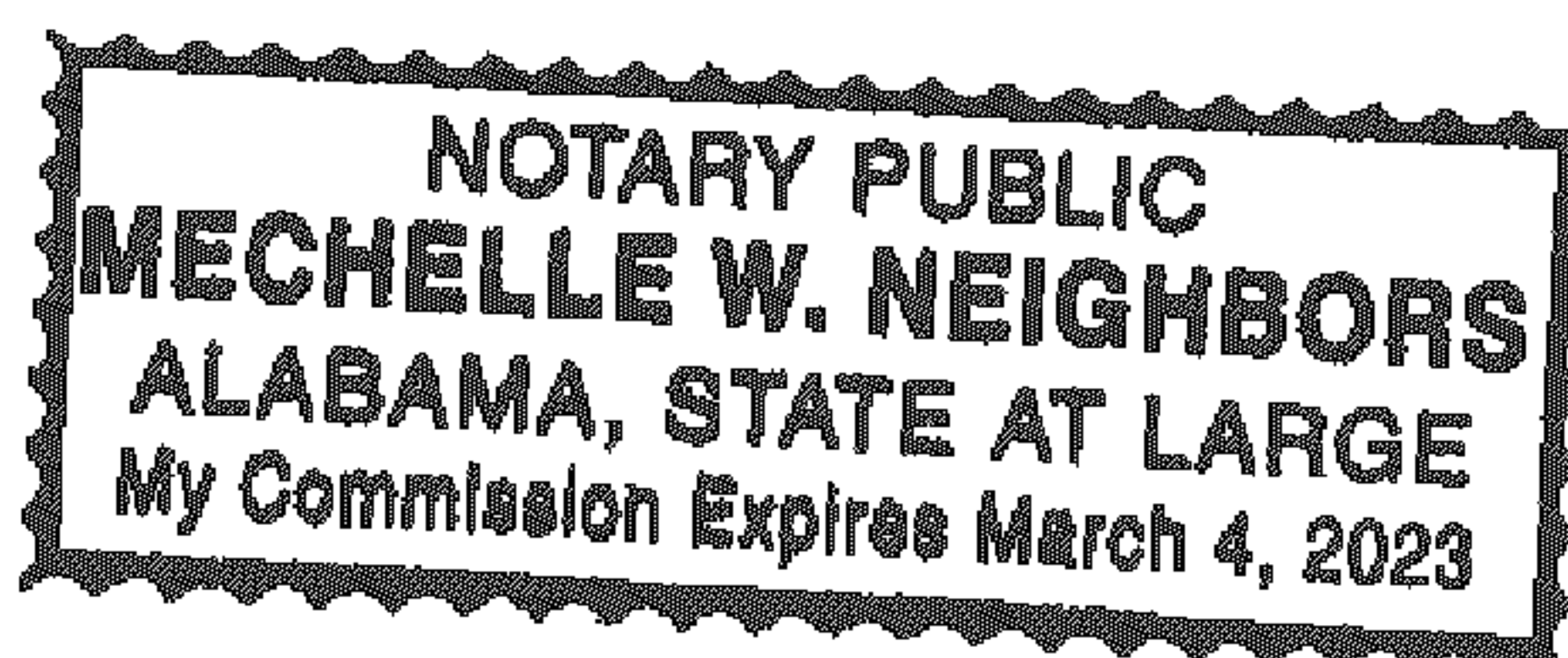
By: **ANDREW CHRISTIAN**
Its: **MEMBER**

STATE OF ALABAMA
COUNTY OF St Clair

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andrew Christian**, as member of **Piano Reddito, LLC**, a/an Alabama Limited Liability Company 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 the conveyance he, in his capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 29th day of Jan 2021


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2021 02:42:46 PM
\$50.00 CHERRY
20210203000058110

Allen S. Boyd