

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. 2021-0106000010860 in the Office  
of the Judge of Probate, Shelby County, Alabama,  
January 6, 2021.

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**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, **Dr. Kurt S. Cannon**, as **Personal Representative of the Estate of Paul E. Cannon, Sr., a/k/a Paul Cannon Sr.**, and **Paul E. Cannon II**, an unmarried man, hereinafter referred to as **GRANTORS**, warrant unto **Paul E. Cannon II**, an unmarried man, hereinafter referred to as **GRANTEE**, the following described property situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Grande View Garden & Townhomes, First Addition, as recorded in Map Book 26, page 16 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT to taxes, easements, restrictions, set-back lines and rights of way of record. Ad Valorem Taxes for 2021 are not yet due nor payable.

**Paul Cannon, Sr.**, and **Paul E. Cannon II** are tenants in common as per deed recorded in Instrument 2021-0106000010860 on January 6, 2021.

**Paul Cannon, Sr.**, is deceased as of March 3<sup>rd</sup>, 2021.


According to the Will of **Paul E. Cannon, Sr.**, this property is devised to **Paul E. Cannon II** and he is entitled to inherit this real property.

This property is not the homestead of either Grantor.

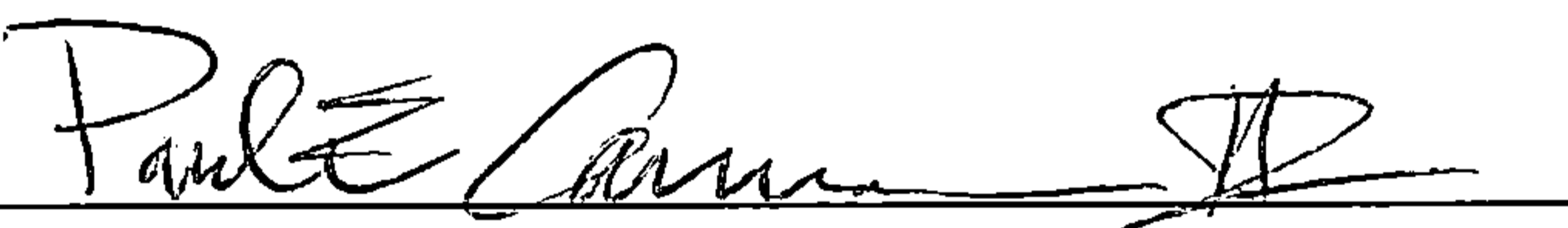
**TO HAVE AND TO HOLD** to the said Grantee, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that he is 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 Grantee, his 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 19 day of March, 2021.

  
(L.S.)  
**Dr. Kurt S. Cannon, as Personal Representative of the Estate of Paul E. Cannon, Sr.**

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal on this the 12<sup>th</sup> day of March, 2021.

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

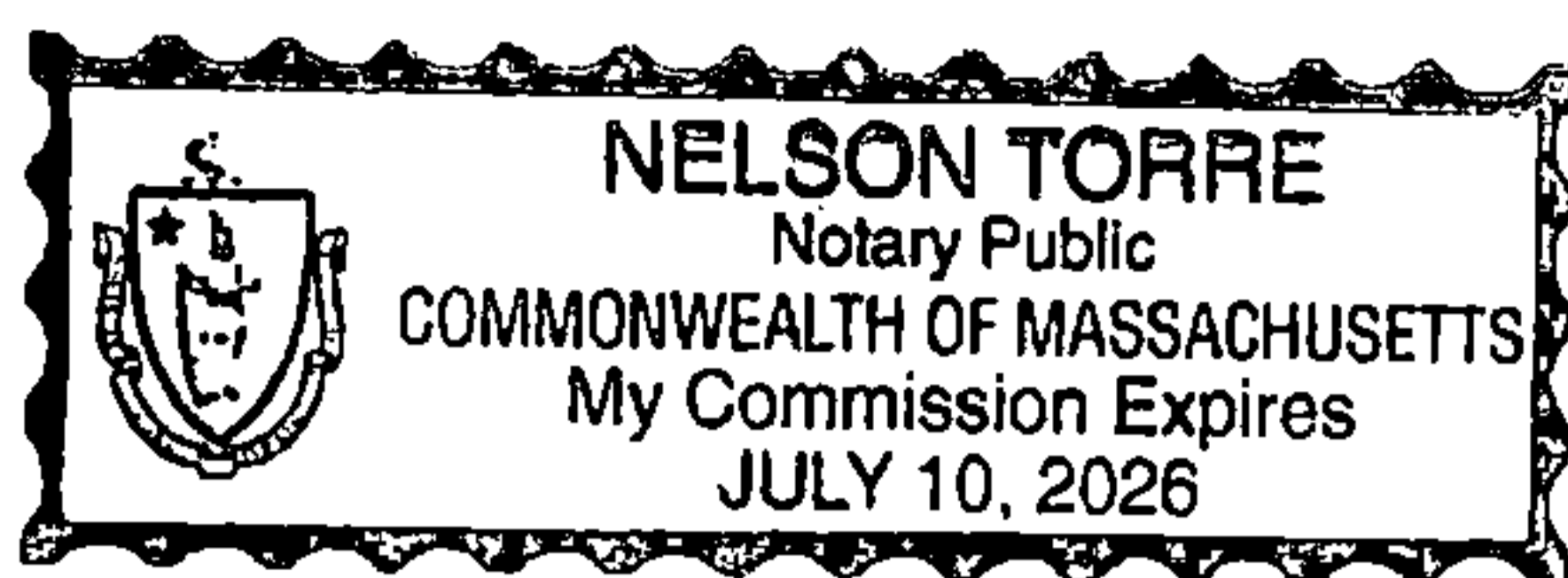
**STATE OF** Massachusetts )  
Middlesex **COUNTY** )

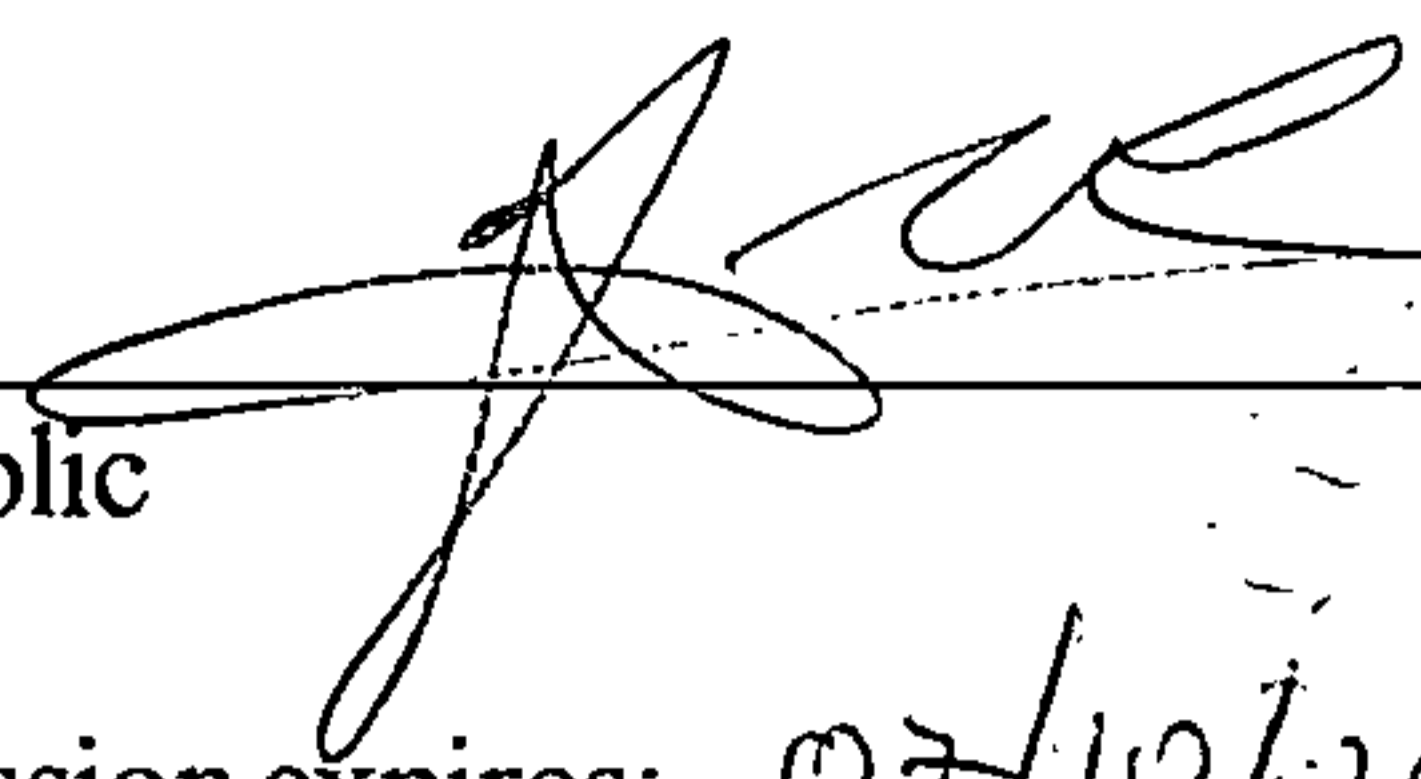
I the undersigned, a Notary Public in and for the State of Massachusetts at Large, do hereby certify that **Dr. Kurt S. Cannon, as Personal Representative of the Estate of Paul E. Cannon, Sr.**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 19<sup>th</sup> day of March, 2021.



20210330000157230 2/4 \$34.00  
Shelby Cnty Judge of Probate, AL  
03/30/2021 02:40:38 PM FILED/CERT



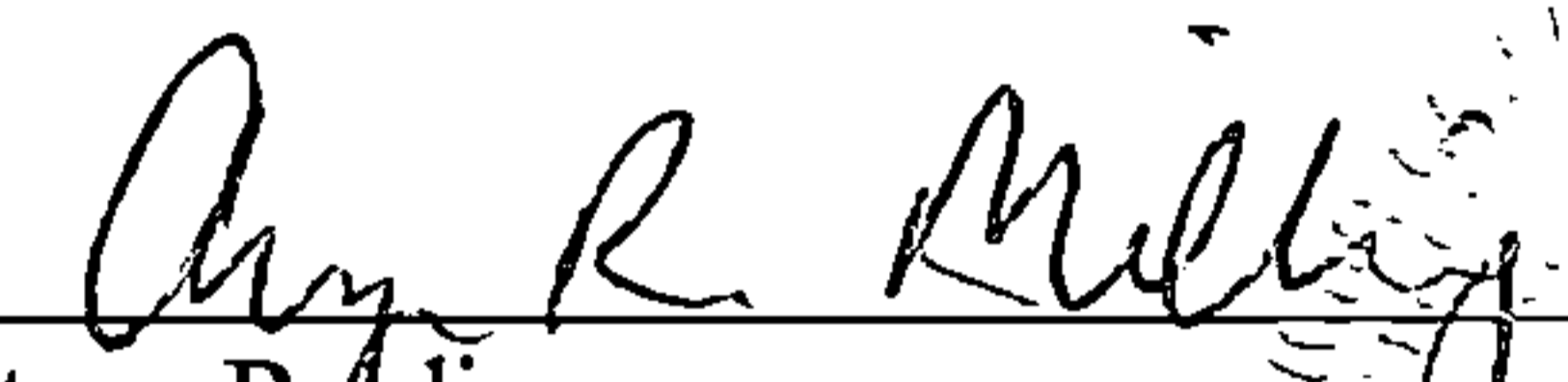
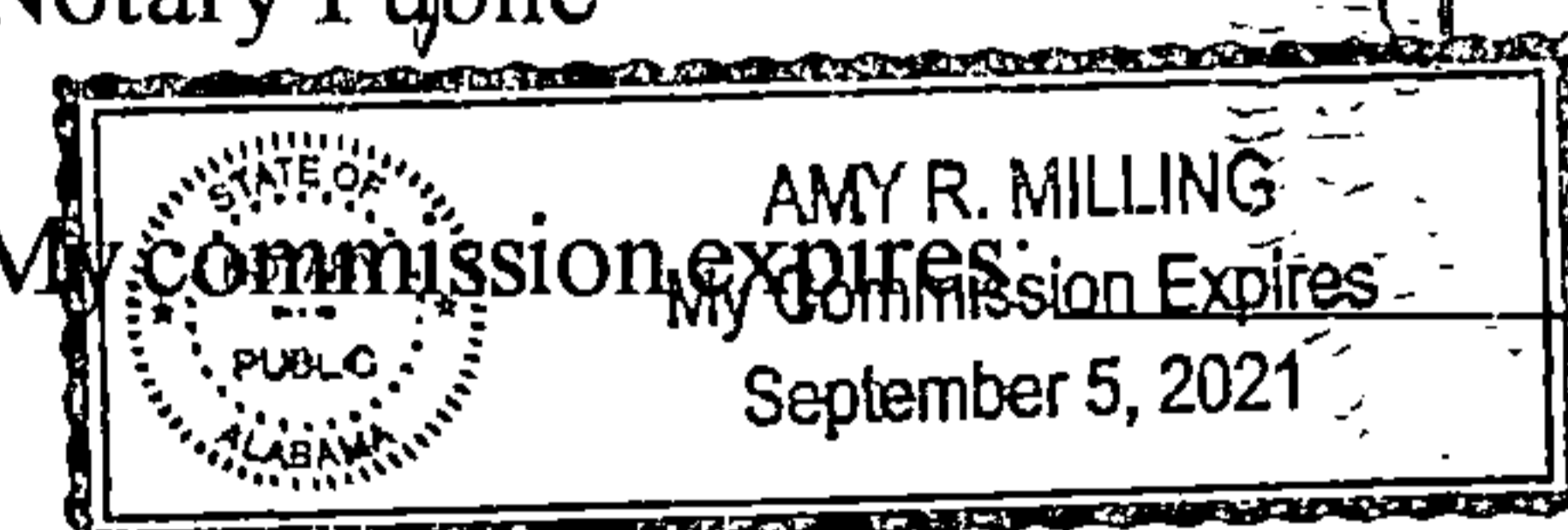
  
\_\_\_\_\_  
Notary Public  
My commission expires: 07/10/2026

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 II**, 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 12 day of March, 2021.

  
\_\_\_\_\_  
Notary Public  


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

  
20210330000157230 3/4 \$34.00  
Shelby Cnty Judge of Probate, AL  
03/30/2021 02:40:38 PM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name Dr. Kurt Cannon as PR of Estate of Paul E. Cannon Sr. and Paul Cannon II  
Mailing Address 253 Cedar Meadow  
Maylene, AL 35114

Grantee's Name Paul E. Cannon II  
Mailing Address 178 Gardenside Drive  
Alabaster, AL 35007

Property Address 178 Gardenside Drive  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 166,300.00



20210330000157230 4/4 \$34.00  
Shelby Cnty Judge of Probate, AL  
03/30/2021 02:40:38 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

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 3/30/21

Print

Paul E Cannon

Sign

Paul E Cannon

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1