

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. 2021-0106000010870 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, and **Kurt S. Cannon**, a married man, hereinafter referred to as **GRANTORS**, warrant unto, **Kurt S. Cannon**, a married man, hereinafter referred to as **GRANTEE**, 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.

Paul Cannon, Sr., Paul E. Cannon II, and Kurt S. Cannon are tenants in common as per deed recorded in Instrument 2021-0106000010870 on January 6, 2021.

Paul Cannon, Sr., is deceased as of March 3rd, 2021.

Shelby County, AL 06/14/2021
State of Alabama
Deed Tax: \$204.50



20210614000289790 2/5 \$241.50
Shelby Cnty Judge of Probate, AL
06/14/2021 02:23:18 PM FILED/CERT

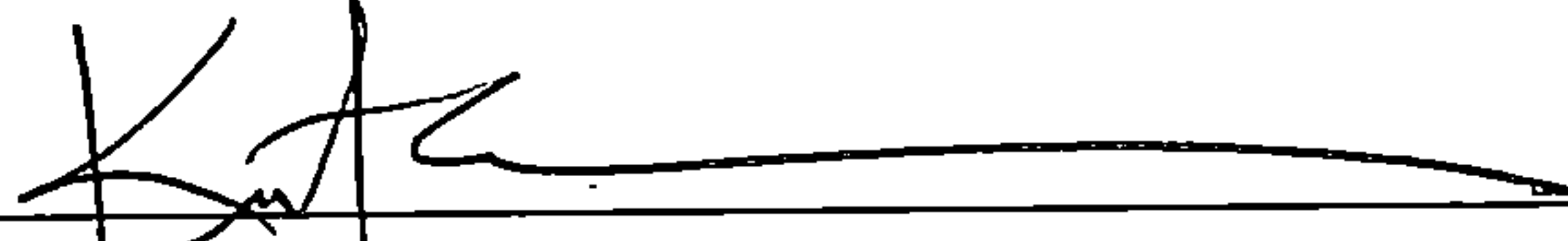
According to the Will of **Paul E. Cannon, Sr.**, this property is devised to **Kurt S. Cannon** and he is entitled to inherit this real property.

This property is not the homestead of either Grantor.

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

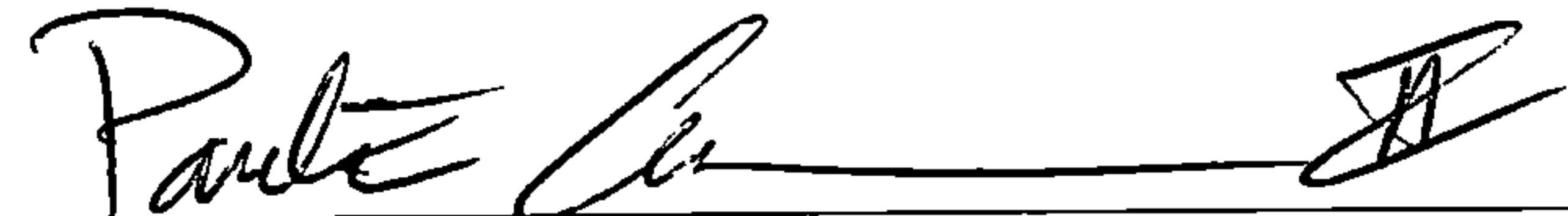
And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said 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 4 day of June, 2021.




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 26 day of May, 2021.



Paul E. Cannon II

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 4 day of June, 2021.



Kurt S. Cannon

STATE OF Massachusetts)
Norfolk COUNTY)

I the undersigned, a Notary Public in and for the State of Massachusetts at Large, do



20210614000289790 3/5 \$241.50
Shelby Cnty Judge of Probate, AL
06/14/2021 02:23:18 PM FILED/CERT

hereby certify that **Dr. Kurt S. Cannon, as Personal Representative of the Estate of Paul E. Cannon, Sr.**, a married 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 4th day of June, 2021.



Notary Public

My commission expires



ANN MARIE HOFFMAN

Notary Public

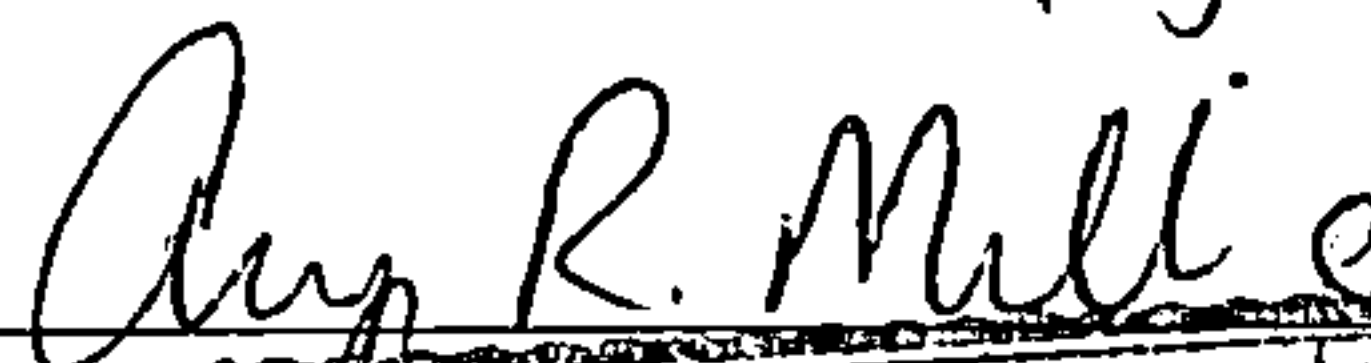
Commonwealth of Massachusetts

My Commission Expires
November 27, 2026

STATE OF ALABAMA)
SHELBY COUNTY)

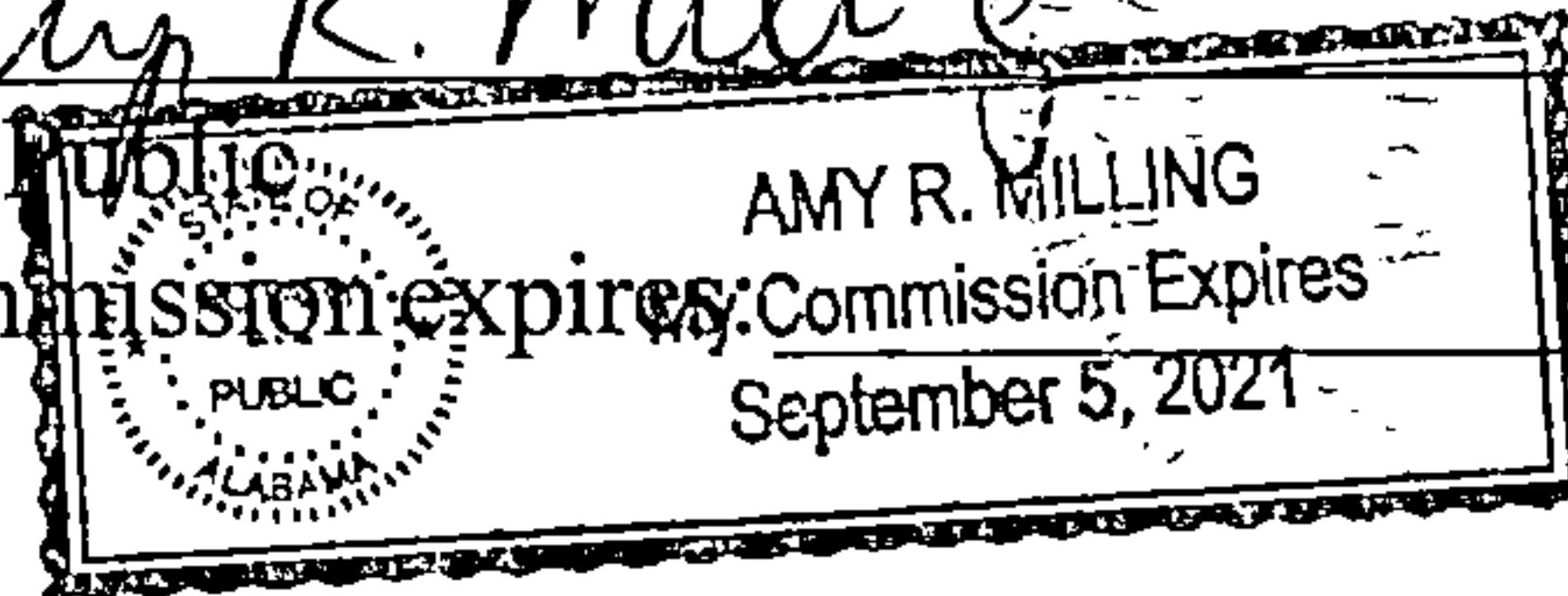
I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Paul E. Cannon II**, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance,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

Given under my hand and official seal this the 26 day of May, 2021.



Notary Public

My commission expires



AMY R. MILLING

Commission Expires

September 5, 2021

STATE OF Massachusetts)
Norfolk COUNTY)

I the undersigned, a Notary Public in and for the State of Massachusetts at Large, do hereby certify that **Kurt S. Cannon**, a married 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 4th day of June, 2021.



Notary Public

My commission expires



ANN MARIE HOFFMAN

Notary Public

Commonwealth of Massachusetts

My Commission Expires
November 27, 2026



20210614000289790 4/5 \$241.50
Shelby Cnty Judge of Probate, AL
06/14/2021 02:23:18 PM FILED/CERT

Send tax notice to:
Kurt S. Cannon
306 Harvard Street
Cambridge, MA 02139

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 S. Cannon as Per. Rep.
Mailing Address of the Estate of Paul E. Cannon
& Paul E. Cannon, II, 253 Cedar
Meadow, Maylene, AL 35114

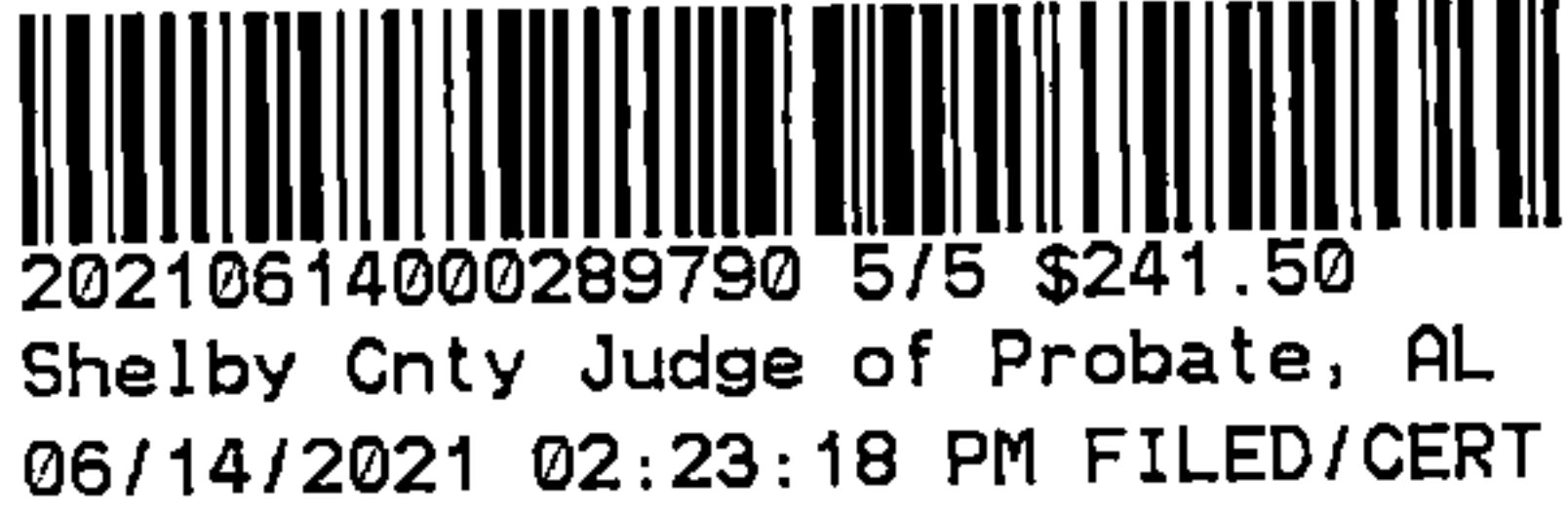
Grantee's Name Kurt S. Cannon
Mailing Address 306 Harvard Street
Cambridge, MA 02139

Property Address 253 Cedar Meadow
Maylene, AL 35114

Date of Sale June 4, 2021
Total Purchase Price \$ 100.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 204,300.00



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 Shelby County (AL) Tax Assessor's Office

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 June 4, 2021

Print

Kurt Cannon

Sign

Kurt Cannon

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1