

20211208000584640
12/08/2021 04:02:37 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Jasmine N. Bibb
253 Cedar Meadow
Alabaster, AL 35114

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100845

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Paul E. Cannon, a married man**, whose address is PO Box 2124 Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Jasmine N. Bibb**, whose address is 253 Cedar Meadow Alabaster AL. 35114 (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 Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 253 Cedar Meadow, Alabaster, AL 35114, to-wit:**

Lot 42, according to the plat of Cedar Meadows as recorded in Map Book 34 Page 125, being 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.


Subject property is not the homestead of the grantor or his spouse.

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 \$309,294.00 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 Grantor and for the Grantor's heirs, executors, and administrators, 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, Grantor has set their signature and seal on this 8th day of December, 2021.

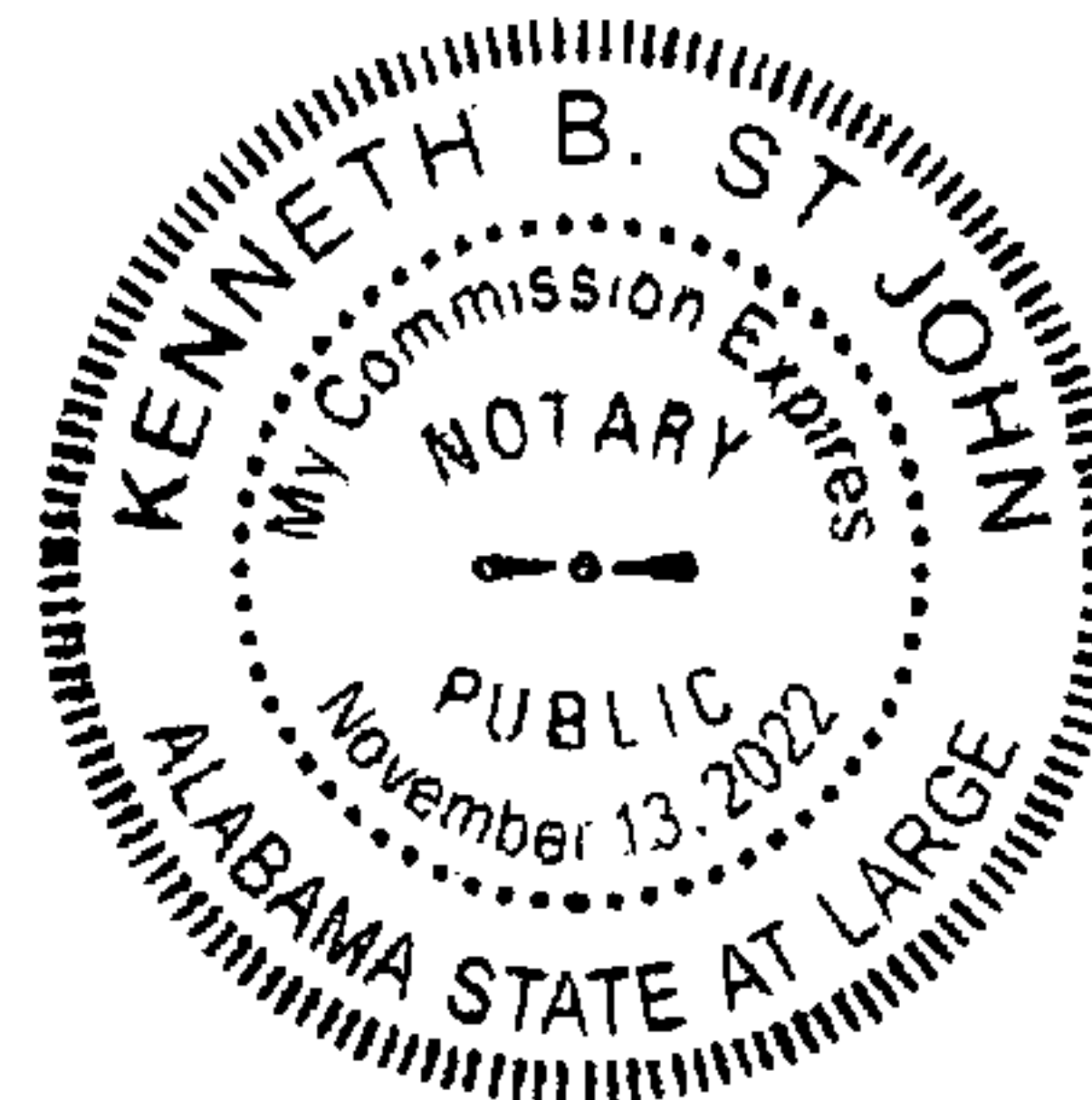

Paul E. Cannon

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Paul E. 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 8th day of December, 2021.


Notary Public: Kenneth B. St John
My commission expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2021 04:02:37 PM
\$31.00 BRITTANI
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