

SEND TAX NOTICE TO:

Robert D. Cannon, Jr. and Suzanne R. Cannon
410 Norwick Circle
Alabaster, AL 35007

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 **FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$425,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Anne W. Shiller, an unmarried woman**, whose address is 137 Braxton Way, Pelham AL 35124 (hereinafter "Grantor", whether one or more), by **Robert D. Cannon, Jr. and Suzanne R. Cannon**, whose address is 410 Norwick Circle Alabaster AL 35007 (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 **Robert D. Cannon, Jr. and Suzanne R. Cannon, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **410 Norwick Circle, Alabaster, AL 35007** to-wit:

Lot 22, Block 4, according to the Survey of Norwick Forest, Second Sector, as recorded in Map Book 13 page 23 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Anne W. Shiller is the surviving grantee of that certain deed recorded in Instrument # 1992-12018, in the Probate Office of Shelby County, Alabama; the other grantee Robert L. Shiller, having died on or about the 25th day of February 2018.

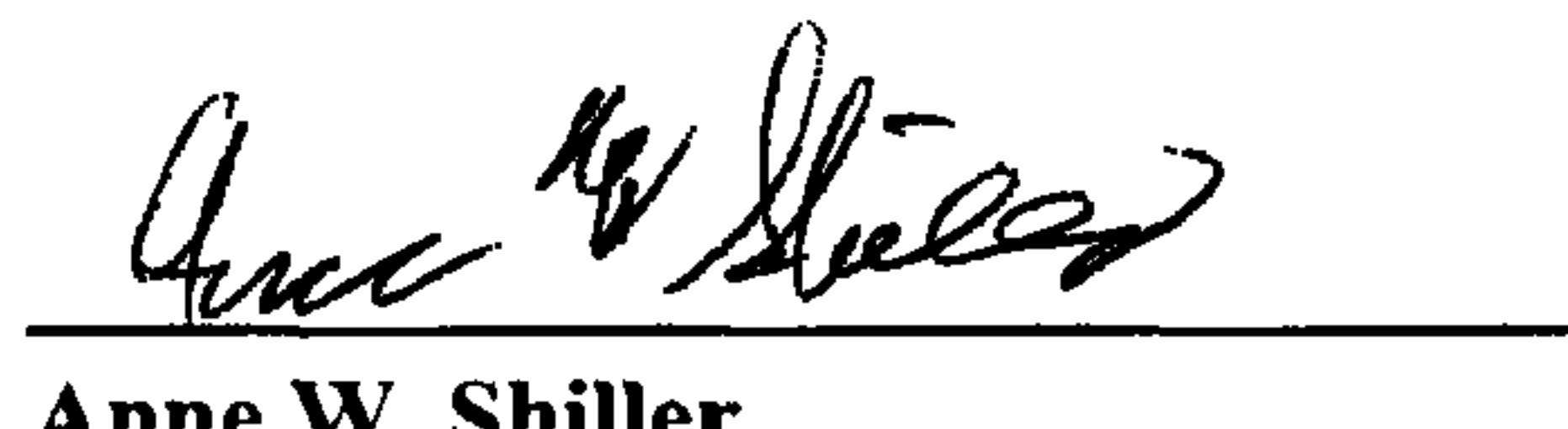
Robert L. Shiller is one and the same person as Robert Louis Shiller

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 \$425,000.00 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 November, 2023.

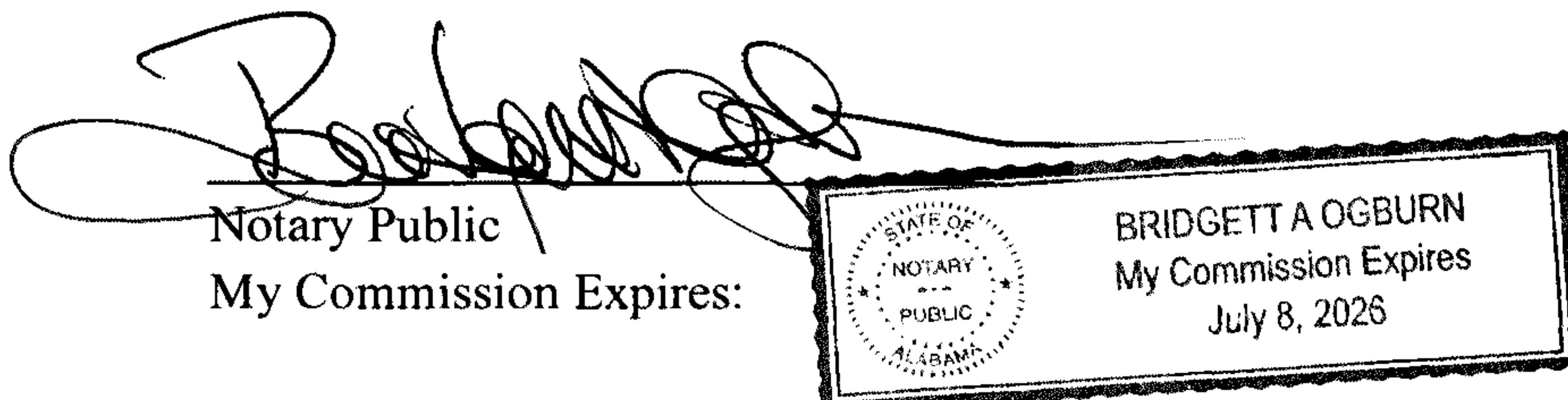


Anne W. Shiller

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Anne W. Shiller 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of November, 2023.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/09/2023 01:14:33 PM
\$26.00 JOANN
20231109000330810

