



20240207000030290 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
02/07/2024 09:42:38 AM FILED/CERT

SEND TAX NOTICE TO:

Allen Hughes and Sharon Hughes

200 Sumner Circle

Calera, AL 35040

THIS INSTRUMENT WAS PREPARED BY
WALLACE | ELLIS
ELLIS • HEAD • OWENS • JUSTICE • ARNOLD • GRAHAM
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100 Dollars (\$10,000.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Howard Hill Cannady**, a married man, and **Kevin Nicholas Cannady**, a married man (herein referred to as grantors), do grant, bargain, sell, and convey unto **Allen Hughes** and wife, **Sharon Hughes** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5 and Lot 6, Block 223, of Dunston's Map of Calera, recorded in Map Book 0, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama.

This property constitutes no part of the homestead of either of Grantors or their spouses.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and

Shelby County, AL 02/07/2024
State of Alabama
Deed Tax:\$10.00



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administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

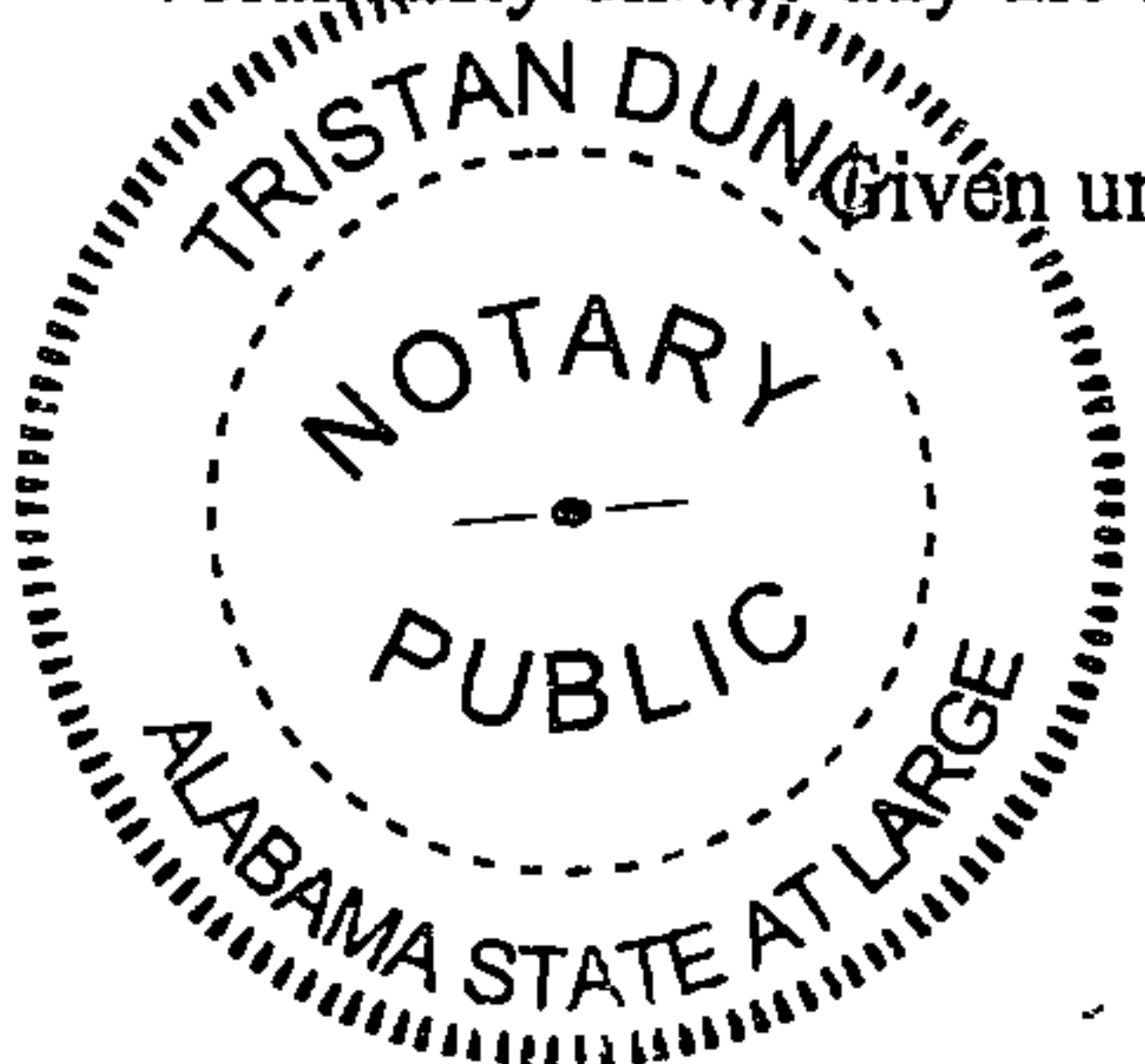
IN WITNESS WHEREOF, each of us has hereunto set our hand and seal, this 3rd day of February, 2024.

 (SEAL)
Howard Hill Cannady

 (SEAL)
Kevin Nicholas Cannady

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Howard Hill Cannady**, 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.



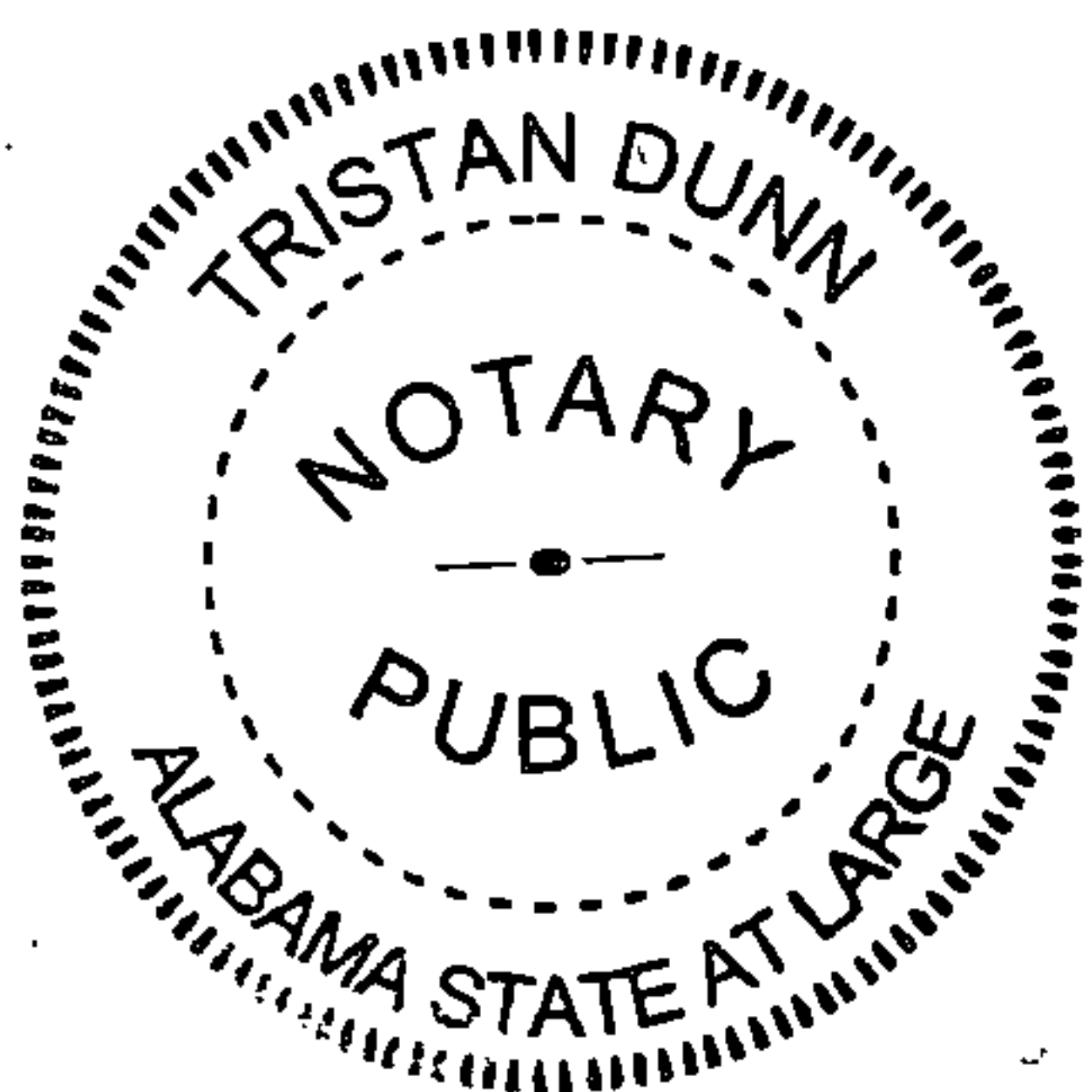
Given under my hand and official seal this 3rd day of February, 2024.

 (SEAL)
Notary Public

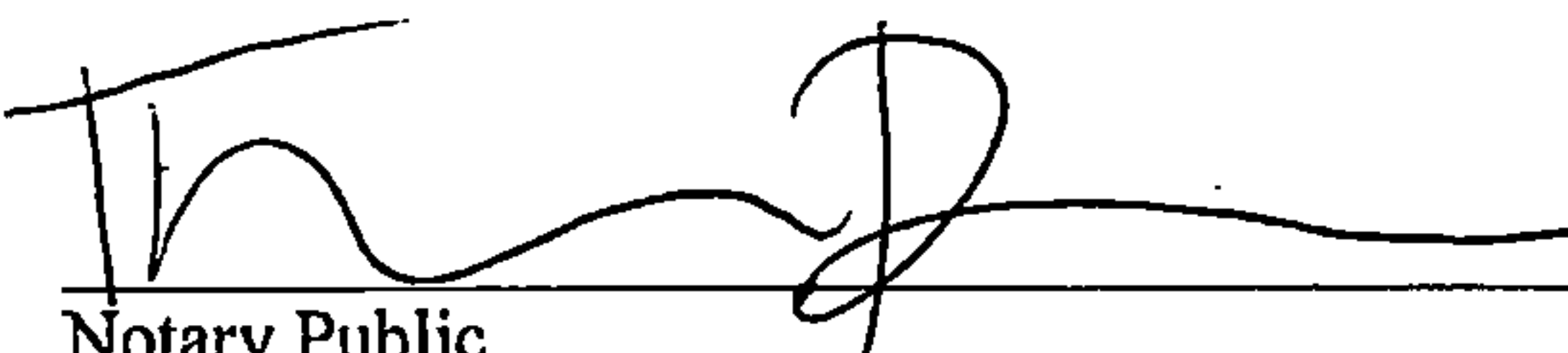
My Commission Expires: 02/27/27

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kevin Nicholas Cannady**, 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 this 3rd day of February, 2024.

 (SEAL)
Notary Public

My Commission Expires: 02/27/2027

Real Estate Sales Validation Form

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

Grantor's Name Howard Hill Cannady
Mailing Address Kevin Nicholas Cannady
233 Camden Lake Drive
Calera, AL 35040

Grantee's Name Allen Hughes and Sharon Hughes
Mailing Address 200 Sumner Circle
Calera, AL 35040

Property Address Vacant

~~Date of Sale~~ 02 - 03 - 2024
Total Purchase Price \$ 10,000.00

or
Actual Value \$

or
Assessor's Market Value \$

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
☐ 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 any.

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~~ 02 - 03 - 2024

Unattested

Print Kevin Nicholas Cannady

Sign Kevin Nicholas Cannady

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1