

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand Dollars (\$1,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James H. Levinson and Randy C. Dorough

(herein referred to as grantors) do grant, bargain, sell and convey unto
Charles Henry Hughes and Connie Lorene Hughes

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Columbiana,
Shelby County, Alabama to-wit:

Lot 5, according to Owen's Addition to Columbiana, according to map recorded in Map Book 3,
Page 76, in the Probate Office of Shelby County, Alabama.

EXCEPTING easement to City of Columbiana.

Subject to a 20-foot road right of way as shown by deed in Deed Book 233, Page 642, to the
City of Columbiana.

Subject to taxes for 1983 and subsequent years.

The grantees herein expressly assume that certain mortgage from James Frank Vines and
wife, Judy Vines, to Joan E. Curran, dated 21st November 1981, and recorded in Mortgage
Book 417, Page 812, in Probate Office.

In the event that the grantees herein sell the above property, or in the event that
foreclosure proceedings are instigated on the above property, the grantors reserve the
right of first refusal of the purchase of the property.

The above property constitutes no part of the homestead property of the grantors herein.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and 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, we have hereunto set OUR hand(s) and seal(s), this

day of September, 19 83

WITNESS:

Deed TAX 1.00
Dec 1.50
Jud 1.00
3.50

1983 SEP -9 AM 8:38 (Seal)

James H. Levinson (Seal)
James H. Levinson

Randy C. Dorough (Seal)
Randy C. Dorough

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that James H. Levinson and Randy C. Dorough
whose name^s are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 8th day of September, A. D., 19 83

Mike T. Atchison
Notary Public.