

30 4.00

SEND TAX NOTICE TO:

Central State Bank  
P. O. Box 160  
Calera, AL 35040

This instrument was prepared by

(Name) Phillip Larry Young

Rt. 2, Box 173-B

(Address) Montevallo, AL 35115

(Name) Mike T. Atchison, Attorney at Law  
Post Office Box 822

(Address) 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 Eighteen Thousand and no/100 (\$18,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Henry Richard Hughes, a married man; and Dorothy Varden Hughes, an unmarried woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Phillip Larry Young and wife, Karen J. Young

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

TRACT No. 5: Begin at the Northeast corner of Section 1, Township 24 North, Range 12 East; thence Southwesterly along the East line of said Section 2218.00 feet to the South right-of-way of Highway 25; thence Westerly along said South right-of-way 205.00 feet to the Northwest corner of the Logan property; thence continue Westerly along said South right-of-way 568.36 feet; thence left 89 degrees 40 minutes in a Southerly direction along an old fence 311.11 feet to the point of beginning; thence continue Southerly along same course 243.40 feet to the centerline of an old road; thence left 86 degrees 57 minutes in an Easterly direction along said centerline 199.40 feet; thence left 98 degrees 42 minutes in a Northerly direction 154.10 feet; thence left 41 degrees 58 minutes in a Northwesterly direction 123.30 feet; thence left 31 degrees 41 minutes in a Westerly direction 94.50 feet to the point of beginning.  
Situatd in Shelby County, Alabama.

Also conveyed hereby is an easement of a uniform width of 15 feet over and across other property of the grantor, to provide ingress and egress to and from the above described parcel and Alabama Highway No. 25.

Subject to easements, permits, rights of way and restrictions of record.

\$ 17,749.56 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, HENRY RICHARD HUGHES, OR OF HIS SPOUSE.

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 28th

day of January, 19 88.

WITNESS:

1. Dead Tax \$ 50

2. Mtg. Tax

3. Recording Fee (Seal) 50

4. Indexing Fee (Seal) 100

TOTAL

(Seal) 400

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

88 FEB -1 AM 9:30

STATE OF ALABAMA

SHELBY COUNTY

JUDGE OF PROBATE

Henry Richard Hughes (Seal)

Dorothy Varden Hughes (Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard Henry Hughes and Dorothy Varden Hughes 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 28th day of January, A. D., 19 88