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This instrument was prepared by:

(Name) H. L. Conwill
(Address) P.O. Box 557
Columbiana, Al 35051

Send Tax Notice to:

(Name) M. Chad Hughes
(Address) 1422 Co. Rd. 280
Sterrett, Al 35147

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100-----(\$1.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, W. D. Hughes and wife, Lorene Hughes (herein referred to as grantors) do grant, bargain, sell and convey unto

Chad Hughes and Brenda Hughes

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

A tract of land located in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 20, Township 19 South, Range 1 East, described as follows: Commence at the Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 20, Township 19 South, Range 1 East; thence run North along the East line of said forty a distance of 410 feet to a point; thence run in a Westerly direction, parallel to the North line of said forty a distance of 235 feet to a point; thence run South, parallel to the East line of said $\frac{1}{4}$ Section a distance of 100 feet to a point on the Northeast shoreline of a five acre lake; thence run in a Southeasterly direction along the meanderings of said shoreline a distance of 426 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

There is also granted an easement, 25 feet in width, for ingress and egress, which said easement shall be located 25 feet West of the following described line: Commence at the point of intersection of the North right-of-way line of old U.S. Highway 280 and the East line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 19 South, Range 1 East; thence run in a Westerly direction along the right-of-way line of said highway a distance of 110 feet to the point of beginning of the line herein described; thence run North along the West line of the R. M. Whitaker lot a distance of 210 feet to a point; thence run in an Easterly direction along the North line of said Whitaker lot a distance of 110 feet to the East line of said $\frac{1}{4}$ Section; thence run in a Northerly direction along said East line of said $\frac{1}{4}$ Section a distance of 318 feet, more or less, to the Southeast corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section; said point being the point of ending of said described line; being situated in Shelby County, Alabama.

This deed is given to correct the erroneous defect contained in that certain deed recorded in Book 316 Page 997 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 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 May, 19 91

WITNESS

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

91 JUN 10 AM 8:10

JUDGE OF PROBATE

No tax paid

(Seal) 250
300
(Seal) 100
100
(Seal) 750

W. D. Hughes (Seal)

Lorene Hughes (Seal)

Lorene Hughes (Seal)

STATE OF ALABAMA

Shelby COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that W. D. Hughes and wife, Lorene Hughes

whose names 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 May, A.D., 1991

Cartzo, 10/1/92

W. D. Hughes

BOOK 346 PAGE 967

WE HC