

Mail tax notice to:  
Dorothy Varden Hughes and  
John Chesley Hughes  
81 Blue Loop Highway 25  
Montevallo, Ala. 35115

Inst # 1994-08373

This instrument was prepared by  
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW  
(Address) 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 One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledge we,

Dorothy Varden Hughes, an unmarried woman, and John Chesley Hughes and wife, Brenda K. Hughes

(herein referred to as grantors) do grant, bargain, sell and convey unto

Dorothy Varden Hughes and John Chesley 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:

Tract 2: Begin at the NE corner of Section 1, Township 24 North, Range 12 East; thence Southwesterly along the West 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 NW corner of the Logan property; thence continue Westerly along said South right of way 269.00 feet to the point of beginning; thence left 88 deg. 15' in a Southerly direction 339.40 feet; thence right 93 deg. 52' in a Westerly direction 85.53 feet; thence right 85 deg. 10' in a Northerly direction 130.40 feet; thence left 108 deg. 10' in a Southwesterly direction 42.15 feet; thence right 104 deg. 55' in a Northerly direction 213.30 feet to intersection with said South right of way; thence right 92 deg. 28' in an Easterly direction along said South right of way 143.11 feet to the point of beginning.

Tract 4: Begin at the NE corner of Section 1, Township 24 North, Range 12 East; thence Southwesterly along the West 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 NW corner of the Logan property; thence continue Westerly along said South right of way 269.00 feet; thence left 88 deg. 15' in a Southerly direction 339.40 feet to the point of beginning; thence continue Southerly along same course 232.35 feet to the centerline of an old road; thence right 92 deg. 46' in a Westerly direction along said centerline 89.47 feet; thence right 81 deg. 18' in a Northwesterly direction 154.10 feet; thence left 41 deg. 58' in a Northwesterly direction 123.10 feet; thence right 79 deg. 57' in a Northeasterly direction 137.90 feet; thence right 39 deg. 57' in a Northeasterly direction 42.15 feet; thence right 108 deg. 10' in a Southerly direction 130.40 feet; thence left 85 deg. 10' in an Easterly direction 85.53 feet to the point of beginning.

Subject to easements and rights of way of record, and subject to the further consideration that said property shall not be sold, mortgaged, or otherwise encumbered or conveyed, during the lifetime of the grantees, without the grantees' express written consent.

08915/1994-08373  
01:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50

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

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 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 hands and seals this 15<sup>th</sup> day of March, 1994.

Dorothy Varden Hughes  
Dorothy Varden Hughes  
John Chesley Hughes  
John Chesley Hughes  
Brenda K. Hughes  
Brenda K. Hughes

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy Varden Hughes, an unmarried woman, 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 15<sup>th</sup> day of March, 1994.

Lanice Brasher  
Notary Public

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Chesley Hughes and wife, Brenda K. 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 15<sup>th</sup> day of March, 1994.

Lanice Brasher  
Notary Public  
03/15/1994-08373  
01:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50

Inst # 1994-08373