

SEND TAX NOTICE TO:

(Name) Robert B. Hughes III and Paula K. Hughes  
(Address) 150 Mitchell St  
Montevallo, AL 35115

This instrument was prepared by

(Name) Mitchell A. Spears, Attorney at Law  
P.O. Box 119  
(Address) Montevallo AL 35115

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWELVE THOUSAND and 00/100----- (\$12,000.00)-DOLLARS

to the undersigned grantor, Merchants & Planters Bank a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Robert B. Hughes, III and wife, Paula K. Hughes

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

Lot 29, according to the Amended Map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 16, Page 41 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not insured.

Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

Easement to Water Works Board of Montevallo as recorded in Deed Book 274, Page 666 in Probate Office of Shelby County, Alabama.

Permits to Alabama Power Company recorded in Real Book 210, Page 424 and Real Book 210, Page 425 in Probate Office.

Restrictions as recorded in Real Book 339, Page 410 and Inst. No. 1996-19372 in Probate Office.

PURCHASE MONEY FIRST MORTGAGE, EXECUTED BY GRANTEES HEREIN ON EVEN DATE HERewith, IN FAVOR OF FIRST ALABAMA BANK, IN THE SUM OF \$12,500.00.

07/02/1996-21337  
01:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCB 9.00

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, the said GRANTOR, by its President, J. P. Kelly who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of June 1996

ATTEST:

Merchants & Planters Bank

By J. P. Kelly Its President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority State, hereby certify that J. P. Kelly

whose name as President of Merchants & Planters Bank

a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

26th

day of June

1996

L. Mitchell Spears  
Notary Public  
5/17/97