

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

Send tax notice to:
Betty H. Hughes
8949 Glendale Drive
Birmingham, AL 35206

STATE OF ALABAMA)

SHELBY COUNTY)

\$15,000

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned, **HENRY E. HUGHES** and **BETTY H. HUGHES**, a married couple (hereafter referred to as the "Grantors"), in hand paid by **BETTY H. HUGHES** (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, all of Grantors' right, title and interest in and to the following described real property situated in Shelby County, Alabama, to-wit:

Our undivided ½ interest in and to the following described property. A tract of land containing six (6) acres more or less and being a part of the original W. L. Hughes and wife Edna E. Hughes property as recorded in Deed Book 140, Page 320 in the office of the Judge of Probate of Shelby County, Alabama, described as follows: The East 285 feet of the following described property; Begin at the Northeast corner of Section 30, Township 19 South, Range 1 East, and run West along the North line of said Section, 630 feet; thence South to a point on the North side of the Right of Way of the Florida Short Route Highway which is 630 feet West of the East line of said Section; thence Northeasterly along the North line of said Right of Way to the East line of said Section 30, thence North along section line to the point of beginning.

Note: The property herein conveyed is not the homestead property of the Grantors.

Note: The property herein conveyed is the same property conveyed to Grantors from L. R. Hughes and wife, Effie M. Hughes, in that certain Warranty Deed dated July 9, 1970, recorded in Book 263, Page 609 in the Office of the Judge of Probate of Shelby County, Alabama.

Note: Grantee is one and the same person as one of the Grantors, Betty H. Hughes.

This conveyance is made subject to the following:

1. Unpaid 2001 ad valorem taxes, a lien due and payable October 1, 2001.

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11:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 32.00

Inst # 2002-00146

2. 2002 ad valorem taxes, a lien due and payable October 2, 2002.
3. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, declarations, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama; and any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of such Grantee in fee simple forever.

IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals on this the 21st day of December, 2001.

Henry E. Hughes
Henry E. Hughes

Betty H. Hughes
Betty H. Hughes

STATE OF Alabama
:
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Henry E. Hughes, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 21 day of Dec., 2001.

[NOTARIAL SEAL]

Sherry L. Doss
Notary Public

My Commission Expires 7-7-02

STATE OF Alabama)

Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Betty H. Hughes, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 21 day of Dec., 2001.

[NOTARIAL SEAL]

Sherry L. Doss
Notary Public

My Commission Expires 7-7-02

This instrument prepared by:

Katherine N. Barr

Sirote & Permutt, P.C.

2311 Highland Avenue South

Birmingham, Alabama 35205

Inst # 2002-00146