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This instrument was prepared by:

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

Send Tax Notice to:

(Name) James Hughes  
(Address) 106 WOODCREST CIRCLE  
CHelsea, AL 35043

**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,


That in consideration of Two Thousand and no/100----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

L. Douglas Joseph  
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

James P. Hughes  
(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

  
20030724000472150 Pg 1/1 21.00  
Shelby Cnty Judge of Probate, AL  
07/24/2003 08:26:00 FILED/CERTIFIED

Lot 14, according to the survey of Ashton Woods, 1st Phase, as recorded in Map Book 23 Page 180 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, taxes, restrictions of record.

This is not the homestead of the grantor nor his spouse.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 18th day of April, 2003

\_\_\_\_\_  
(Seal) L. Douglas Joseph (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (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 L. Douglas Joseph, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18th day of April, 2003

Matthew B. Ferguson  
Notary Public

My Commission Expires: