

This instrument was prepared by:

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Shelby Cnty Judge of Probate, AL
03/08/2004 12:57:00 FILED/CERTIFIED

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF Alabama

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of

-----TEN DOLLARS (\$10)-----

DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kevin M. Hughes and Alison H. Hughes, husband and wife

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

Kevin M. Hughes and Alison H. Hughes, husband and wife

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

Lot 7, according to the Survey of Shoal Creek Highlands, First Sector,
as recorded in Map Book 13, Page 39, in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama.

This is a homestead for Kevin M. Hughes and Alison H. Hughes.

Kevin M. Hughes is one and the same person as Kevin B. Hughes listed
in the deed dated 9/24/96 and recorded 9/26/96 in instrument #
1996-31876 in the Probate Office of Shelby County, Alabama.

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 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 said 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 27th day of February, 2004.
WITNESS:

Witness

Witness

Kevin M. Hughes (Seal)

Alison H. Hughes (Seal)

STATE OF Alabama

COUNTY OF Jefferson

I, Ray L. Huffstutler

hereby certify that

Kevin M. Hughes and Alison H. Hughes, husband and wife

whose name(s) were 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 27th day of February, A.D., 2004.

Ray L. Huffstutler
Notary Public
My Commission Expires 05/02/04