20050901000451740 1/2 $44.00
Shelby Cnty Judge of Probate,AL
09/01/2005 09:57:57AM FILED/CERT

This instrument was prepared by: Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

$30,000.00

That in consideration of One Thousand and no/100-----Dollars and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we **W. D Hughes and wife, Lorene Hughes** (herein referred to as grantors), do grant, bargain, sell and convey unto **Renata Martin and Boyd Martin** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama, to-wit:**

Commencing at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 20, Township 19 South, Range 1 East; thence South 0 deg. 00 min. 00 sec. East a distance of 517.23 feet; thence South 87 deg. 22 min. 00 sec. East a distance of 290.27 feet; thence South 0 deg. 15 min. 27 sec. East a distance of 26.63 feet; thence South 23 deg. 15 min. 40 sec. East a distance of 314.67 feet to the POINT OF BEGINNING; thence North 31 deg. 58 min. 15 sec. East a distance of 93.48 feet; thence North 36 deg. 00 min. 05 sec. West a distance of 59.70 feet; thence North 51 deg. 42 min. 42 sec. East a distance of 156.66 feet; thence South 46 deg. 28 min. 00 sec. East a distance of 176.35 feet; thence South 32 deg. 23 min. 31 sec. West a distance of 152.05 feet; thence North 56 deg. 55 min. 41 sec. West a distance of 132.16 feet; thence South 30 deg. 40 min. 50 sec. West for 99.95 feet; thence South 00 deg. 06 min. 56 sec. East for 287.09 feet to the North right-of-way line of Shelby County Road No. 280; thence North 90 deg. 00 min. West along said North right-of-way line for 50.0 feet; thence North 00 deg. 06 min. 56 sec. West for 320.95 feet; thence East for 24.35 feet to the POINT OF BEGINNING; said described tract containing 1.2 acres, more or less.

GRANTORS RESERVE A 40 foot x 60 foot easement across said property. Said easement being more fully described as follows:

Commencing at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 20, Township 19 South, Range 1 East; thence South 0 deg. 00 min. 00 sec. East a distance of 517.23 feet; thence South 87 deg. 22 min. 00 sec. East a distance of 290.27 feet; thence South 0 deg. 15 min. 27 sec. East a distance of 26.63 feet; thence South 23 deg. 15 min. 40 sec. East a distance of 314.67 feet; thence North 31 deg. 58 min. 15 sec. East a distance of 33.48 feet to the POINT OF BEGINNING OF A 40 FOOT BY 60 FOOT EASEMENT; thence continuing North 31 deg. 58 min. 15 sec. East for 60.0 feet;

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thence South 36 deg. 00 min. 05 sec. East for 40.0 feet; thence South 30 deg. 40 min. 50 sec. West for 60.0 feet; thence North 36 deg. 43 min. 29 sec. West for 41.25 feet to the point of beginning.

**This deed is executed for the purpose of correcting the description contained in that certain deed dated July 27, 2005 and recorded as Instrument # 20050727000377860 in the Probate Office of Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 24th day of Aug., 2005.

W D Hughes (Seal)
W. D. Hughes

Lorene Hughes (Seal)
Lorene Hughes

Shelby County, AL 09/01/2005
State of Alabama

Deed Tax:$30.00

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that W. D. Hughes and wife, Lorene 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 24th day of Aug., 2005.

Eva D. Mooney
Notary Public

Grantees' address:

5676 Old Highway 280
Westover, Alabama 35147