

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Ricky J. Cloutier

~~Connie L. Hughes~~

3300 Hwy 51  
Wilsonville, AL 35186

## WARRANTY DEED

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY



20071120000530060 1/2 \$20.50  
Shelby Cnty Judge of Probate, AL  
11/20/2007 10:22:17AM FILED/CERT

That in consideration of Sixty Five Thousand dollars and Zero cents (\$65,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Connie L. Hughes, a single woman and Victoria L. Hughes, a married woman, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ricky J. Cloutier, a married man and Aaron J.H. Howard, a single man (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO TAXES FOR 2008 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$58,500.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

CONNIE L. HUGHES AND VICTORIA L. HUGHES ARE THE SURVIVING GRANTEEES IN THAT CERTAIN DEED RECORDED IN INST. NO. 1992-14151, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. THE OTHER GRANTEE, CHARLES HENRY HUGHES, IS DECEASED, HAVING DIED 8 July 2006.

VICTORIA L. HUGHES AND VICTORIA H. LATHAM ARE ONE AND THE SAME PERSON.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 13<sup>th</sup> day of November 2007.

\_\_\_\_\_  
(SEAL)

Connie L. Hughes  
Connie L. Hughes (SEAL)

\_\_\_\_\_  
(SEAL)

Victoria L. Hughes  
Victoria L. Hughes (SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

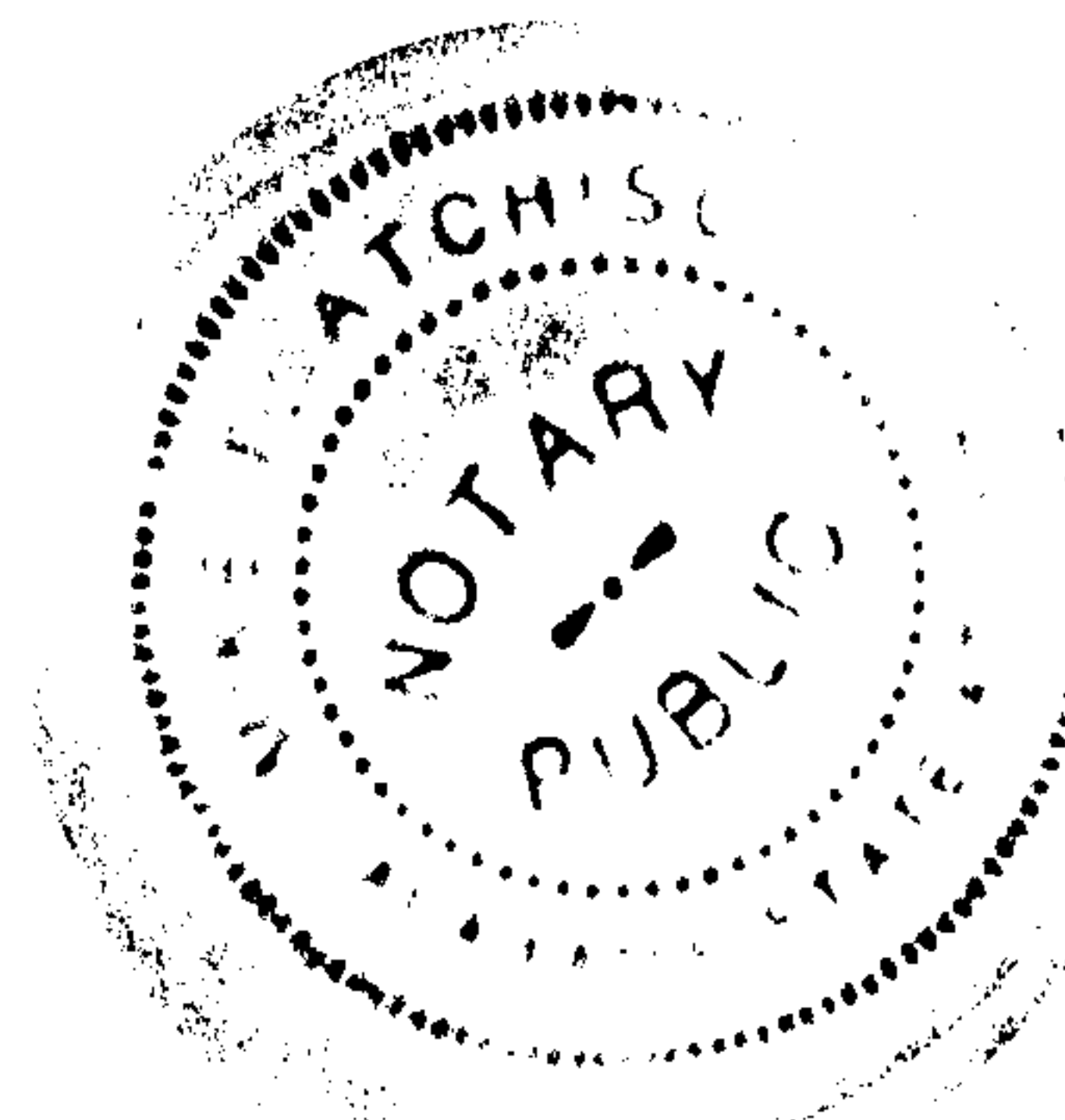
I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Connie L. Hughes and Victoria L. Hughes whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this.

Michael T. Atchison  
Notary Public  
My Commission Expires: 10/16/08

Shelby County, AL 11/20/2007  
State of Alabama

Deed Tax: \$6.50



## EXHIBIT A

Lot 6, of Owen's Addition to the Town of Columbiana, as the same appears of record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 3, Page 76; being situated in Shelby County, Alabama. Said lot being further described as commence at the East side of Collins Street 596.5 feet North of the North boundary of Lauderdale Street in the Town of Columbiana, Shelby County, Alabama, and run thence East and parallel with the North side of Section 26, Township 21 South, Range 1 West, 170 feet for the point of beginning of a lot herein conveyed; run thence in a southerly direction and parallel with Collins Street, 166.6 feet; run thence in an Easterly direction and parallel with Lauderdale Street 90 feet; run thence in a Northerly direction and parallel with Lester Street to an unnamed Street joining Lester Street and Collins Street; run thence in a Westerly direction along the South boundary of said Street 89.6 feet to the point of beginning.

LESS AND EXCEPT that portion of said lot conveyed in Deed Book 208, Page 184.