20091026000400780 1/1 $17.50
Shelby Cnty Judge of Probate, AL
10/26/2009 12:32:25 PM FILED/CERT

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Peter J. Hughes
9 Chase Plantation Parkway
Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Twenty-Five Thousand and 00/100 Dollars ($125,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Lynne Furlow, a married person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Peter J. Hughes and **Dorothy E. Hughes**

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

Lot 9, according to the Amended Map of Chase Plantation, Second Sector, as recorded in Map Book 8, Page 159, in the Office of the Judge of Probate of Shelby County, Alabama

$118,750.00 of the proceeds come from a mortgage recorded simultaneously herewith.
The grantor Lynne Furlow is one and the same as Lynne B. Otwell, grantee in deed recorded in Book 356, Page 964. The property described above and conveyed herein is not the homestead of the grantor nor her spouse.

Subject to:
(1) 2009 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 15th day of October, 2009.

BY: Lynne Furlow (Seal)
Lynne Furlow

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Lynne Furlow, whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of October, 2009.

Notary Public: David P. Condon
My Commission Expires: 2-12-10

CONDON ARCH NOTARY PUBLIC STATE OF ALABAMA

Shelby County, AL 10/26/2009
State of Alabama
Deed Tax : $6.50