20120411000123860 1/1 $17.50
Shelby Cnty Judge of Probate, AL
04/11/2012 10:52:36 AM FILED/CERT

This instrument is prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Jeffrey W. Hughes and Angela D. Hughes
119 Stillwood Drive
Columbiana, Alabama 35051

Shelby County, AL 04/11/2012
State of Alabama
Deed Tax:$5.50

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Thousand And No/100 Dollars ($200,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Stephanie Gober and husband, Lee Gober (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jeffrey W. Hughes and Angela D. Hughes (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Begin at the SW corner of the NE 1/4 of the NE 1/4 of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the Point of Beginning; thence N00°12'12"W a distance of 518.26 feet; thence S76°04'29"E a distance of 513.18 feet; thence S08°56'11"E a distance of 413.75 feet; thence N88°34'19"W a distance of 560.70 feet to the Point of Beginning.

Together with the right of use the following described right of way and easement for ingress and egress and utilities over the following described property: The North 60 feet of the SW 1/4 of NE 1/4, Section 30, Township 21 South, Range 1 East, Shelby County, Alabama, lying East of Stillwood Drive. Also, the North 60 feet of the West 60 feet of the SE 1/4 of NE 1/4, Section 30, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Ninety-Four Thousand Nine Hundred Thirty And No/100 Dollars ($194,930.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 6, 2012.

Stephanie Gober Lee Gober

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Gober and Lee Gober, 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 on the day same bears date.

Given under my hand and official seal on the 30th day of March, 2012.

Notary Public
Commission Expires:

SANDY F. JOHNSON
NOTARY
My Comm. Expires
Feb. 9, 2015
PUBLIC
STATE OF ALABAMA AT LARGE

FILE NO.: TS-1200078