

State of Alabama }
SHELBY County }

5140

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of LOVE & AFFECTION & the sum of One & no/100 DOLLARS

to the undersigned grantor s John H. Hughes and wife, Laura Hughes

in hand paid by Ralph O. Hughes and wife, Della Hughes

the receipt whereof is acknowledged we the said John H. Hughes and Laura Hughes

do grant, bargain, sell and convey unto the said Ralph O. Hughes and Della Hughes

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Begin at the SW corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 7, Township 21 South, Range 1 East, on the South right of way line of Alabama Highway No. 25, and run thence Northeasterly along the South boundary of said right of way 575 feet to a point; thence turn an angle of 90 deg. to the right and run thence 454 feet to the South boundary of said Quarter Quarter section; thence Westerly along the South boundary of said Quarter Quarter Section 700 feet, more or less. to the point.

TO HAVE AND TO HOLD Unto the said Ralph O. Hughes and Della Hughes,

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

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 hand s and seal, this 2nd day of September, 1960.

WITNESSES:

John H. Hughes (Seal.)
(John H. Hughes)
Laura Hughes (Seal.)
(Laura Hughes)

State of ALABAMA }
SHELBY COUNTY }

I, LAMIC BRASHER a Notary Public in and for said County, in said State, hereby certify that John H. Hughes and wife, Laura Hughes whose name s 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

2nd day of September, 1960.
Lamic Brasher
Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 12 day of Sept 1960 at 10:45 M. o'clock and on the 21 day of Sept 1960. 50 Dec 1960