

## WARRANTY DEED

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence.

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of \$27,753.18 and assumption of an existing mortgage, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Robert B. Hughes, Jr., and wife Elaine W. Hughes, of BX 212, Montevallo, AL 35115 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Howard K. Broadhead and wife Barbara T. Broadhead, of 422 Crestview Drive, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 26 and 27, Block 5, according to Arden Subdivision as shown by map recorded in the Probate Office of Shelby County Alabama, in Map Book 3, page 64. Subject to covenants and restrictions shown on record in Deed book 139, page 269 in the Probate office of Shelby County Alabama.

It is the intent of this instrument to convey the house and lot located at 358 Crestview Drive, Montevallo, Alabama, whether or not correctly described, or described at all.

To have and to hold to the said grantee, his, her or their heirs and assigns forever.

I Robert B. Hughes, Jr., and wife Elaine W. Hughes do for myself and for my heirs, executors, and administrators covenant with the said grantee, his, her, or 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 the said grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 23 November 1982.

Witness:

Steve Sears  
Steve Sears

Robert B. Hughes, Jr. (Seal)  
Robert B. Hughes, Jr.  
Elaine W. Hughes (Seal)  
Elaine W. Hughes

State of Alabama)  
County of Shelby)

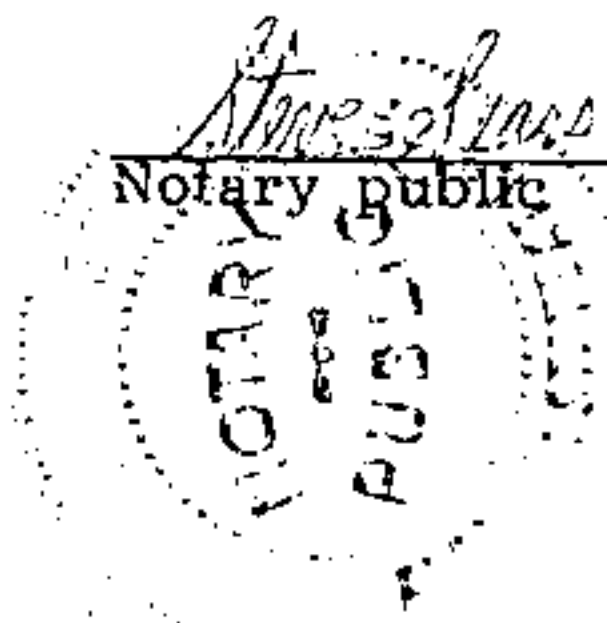
I, the undersigned notary public for the State of Alabama at Large, hereby certify that Robert B. Hughes, Jr., and wife Elaine W. Hughes, whose names are signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 November 1982.

1982 DEC 13 PM 2:55

Thomas A. Broadhead  
NOTARY PUBLIC

Deed 28.00  
Rec. 1.50  
L.S. 1.00  
30.50



My commission expires 16 February 1983.