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SEND TAX NOTICE TO:

(Name) Dedric L. Hughes
(Address) 417 Tyler Rds
Odessa Fla 33556

This instrument was prepared by

(Name) V. Wayne Causey
(Address) P.O. Drawer D, Calera, Alabama 35040

Form 1-1.3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Five Thousand and No/100 (\$25,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William B. Watts, Jr. and wife, Jimmie R. Watts

(herein referred to as grantors) do grant, bargain, sell and convey unto

Dedric L. Hughes and wife, Mary F. Hughes

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

SEE EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

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\$17,000.00 of the consideration price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 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(s), this 8th day of May, 1984

WITNESS:

(Seal)

(Seal)

(Seal)

William B. Watts, Jr. (Seal)
William B. Watts, Jr. (Seal)
Jimmie R. Watts (Seal)
Jimmie R. Watts (Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William B. Watts, Jr. and wife, Jimmie R. Watts whose name 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 were signed.

Given under my hand and official seal this 8th day of May, 1984
My Commission Expires May 26, 1987

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Commence at the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 24 North, Range 13 East; thence run South 2°04'26" East along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 31.0 feet to the point of beginning; thence run South 89°32'20" East a distance of 1306.28 feet to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run South 1°28'48" East a distance of 629.94 feet; thence run North 89°40'32" West a distance of 1299.22 feet to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section thence run North 2°04'26" West a distance of 633.31 feet to the point of beginning. Containing 18.87 acres, more or less.

ALSO: A 25 feet access easement lying 12.5 feet on either side of a centerline herein described; Commence at the Northeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 24, Range 13 East, Shelby County, Alabama; thence run North 1°28'48" West a distance of 209.0 feet; thence run South 89°32'21" East a distance of 333.16 feet to the Westerly right-of-way line of U.S. Highway 31; thence run South 0°20'39" West a distance of 12.5 feet to the centerline of said 25 feet access easement and the point of beginning; from the point of beginning thus obtained, run North 89°32'21" West a distance of 345.6 feet; thence run North 1°28'48" West a distance of 96.5 feet; thence run North 89°24'10" West a distance of 778.9 feet; thence run South 1°28'48" West a distance of 350.0 feet to the point of ending.

Situated in Shelby County, Alabama.

According to survey of Samuel J. Martin, Reg. No.12501

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See 704-448-428
1984 MAY 11 AM 9:09

Samuel J. Martin
JUDGE OF THE COURT

Deed Tax - 8.00
Rec. 3.00
Ind. 1.00

12.00

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