

741

SEND TAX NOTICE TO:

(Name) Brent Wayne Hughes

(Address) P.O. Box 931

500⁰⁰ Columbia, AL 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 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 ONE DOLLAR (\$1.00) AND LOVE AND AFFECTION DOLLARS

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

Horace B. Morris and wife, Mildred Morris

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

Brent Wayne Hughes and wife, Karee Morris 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:

Commence at the Southwest corner of the Southeast quarter of the Southeast quarter of Section 3, Township 21 South, Range 1 East, Shelby County, Alabama and run Northerly along the West line of said quarter-quarter a distance of 166.33' to the Northerly right of way of Highway 25, thence turn an angle of 89°-12'-30" to the right and run Easterly along the said right of way line a distance of 674.07' to the point of beginning of the property being described, thence continue along last described course a distance of 201.21' to a point, thence turn an angle of 89°-17' left and run Northerly a distance of 149.96' to a point, thence turn an angle of 93°-43' left and run Westerly a distance of 203.11' to a point, thence turn an angle of 90°-00' left and run Southerly a distance of 149.95' to the point of beginning, containing 0.70 of an acre and marked at each corner with a steel rebar pin.

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 15th

day of November, 19 84

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 NOV 15 PM 1:14

John H. [Signature]
JUDGE OF THE COURT

(Seal)

(Seal)

Horace B. Morris

(Seal)

Mildred Morris

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority

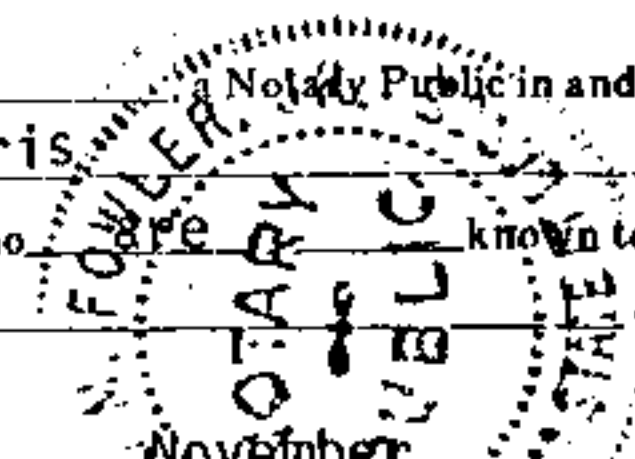
hereby certify that Horace B. Morris and wife, Mildred Morris

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 15th day of November, A. D., 19 84



[Signature]
Notary Public.