

(Name) William J. Hughes and Sandra L. Hughes

(Address) _____

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys(Address) Columbiana, Alabama 35051Form 115 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, AlabamaSTATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Other valuable consideration and the sum of ONE & NO/100 (\$1.00) DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Preston O. Hughes and wife, Bonnie D. Hughes; Emmett E. Hughes and wife, Angela S. Hughes;
William J. Hughes and wife, Sandra L. Hughes; Patricia H. Armstrong and husband, Hylott L. Armstrong, Jr.
(herein referred to as grantors) do grant, bargain, sell and convey untoWilliam J. Hughes and wife, Sandra L. 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 NW corner of the S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 26, Township 20 South, Range 1 East; thence run East along the North line of said $\frac{1}{2}$ $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 721.44 feet; thence turn a deflection angle of 90 deg. 00 min. 00 sec. to the left and run a distance of 210.00 feet; thence turn a deflection angle of 90 deg. 00 min. 00 sec. to the right and run a distance of 420.00 feet; thence turn a deflection angle of 90 deg. 00 min. 00 sec. to the right and run a distance of 180.00 feet; thence turn a deflection angle of 90 deg. 00 min. 00 sec. to the left and run a distance of 180.00 feet to the West margin of a paved county road; thence turn a deflection angle of 111 deg. 38 min. 00 sec. to the right and run along said road margin a distance of 86.01 feet to the point of beginning; thence continue in the same direction, along said road margin, a distance of 385.00 feet; thence turn a deflection angle of 23 deg. 37 min. 34 sec. to the left and continue along said road margin, a distance of 220.31 feet; thence turn a deflection angle of 92 deg. 58 min. 41 sec. to the right and run a distance of 383.88 feet; thence turn a deflection angle of 89 deg. 06 min. 46 sec. to the right and run a distance of 571.46 feet; thence turn a deflection angle of 89 deg. 54 min. 07 sec. to the right and run a distance of 517.12 feet to the point of beginning. Situated in the S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 26, Township 20 South, Range 1 East, Shelby County, Alabama, and containing 5.03 acres.
According to survey of Frank W. Wheeler.

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 31STday of July, 19 85.

Preston O. Hughes (Seal)
Bonnie D. Hughes (Seal)
Emmett E. Hughes (Seal)
Angela S. Hughes (Seal)

William J. Hughes (Seal)
Sandra L. Hughes (Seal)
Patricia H. Armstrong (Seal)
Hylott L. Armstrong, Jr. (Seal)

Preston O. Hughes

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Preston O. Hughes and wife, Bonnie D. Hughes 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 31ST day of July, 1985.

Melinda S. Walker
Notary Public

My Commission Expires March 26, 1989

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, insaid State hereby certify that Emmett E. Hughes and wife, Angela S. Hughes 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 31ST day of July, 1985.

Melinda S. Walker
Notary Public

My Commission Expires March 26, 1989

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Hughes and wife, Sandra L. 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.

STATE OF ALA. SHELBY CO.
I CERTIFY UNDER my hand and official seal this 31ST day of July, 1985.
INSTRUMENT WAS FILED

1985 SEP 25 AM 10:47

James A. Shivers, Jr.
JUDGE OF PROBATE

Deed Tax - 17.00
Rec - 5.00
Ind. 7.00
29.00

Melinda S. Walker
Notary Public

My Commission Expires March 26, 1989

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia H. Armstrong and husband, Hylott L. Armstrong, Jr. 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 31ST day of July, 1985.

Melinda S. Walker
Notary Public

My Commission Expires March 26, 1989

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