

✓ McKnight & Wirtes
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Birmingham, Alabama 35242
(205) 995-9665

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STATE OF ALABAMA }
COUNTY OF SHELBY }

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS: That in consideration of:

The sum of Fifty Thousand and No/100 Dollars (\$50,000.00) the undersigned Sadie Lou Hughes and James Allen Hughes (hereinafter referred to as the "Grantors"), in hand paid by Joseph E. Little and Alice G. Little (hereinafter referred to as the "Grantees"), the receipt of which is hereby acknowledged;

the said Grantors do by these presents, grant, bargain, sell, and convey unto the Grantees herein the following described real estate situated in Shelby County, Alabama, to-wit:

The Northwest quarter of the Northeast quarter lying East of Shelby County Highway #61, less and except that portion in Volume 346, Page 377 (North 10 acres of quarter-quarter section) of Section 5, Township 22 South, Range 1 East, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

This conveyance is subject to all easements and restrictions of record.

TO HAVE AND TO HOLD to said Grantees, Joseph E. Little and Alice G. Little, as joint tennants with right of survivorship, their successors and assigns forever.

And the Grantors do, for themselves and their heirs, legal representatives, successors and assigns, covenant with the said Grantees, their successors and assigns, that the Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as set forth above; that the Grantors have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend same to the said Grantees, Joseph E. Little and Alice G. Little, their successors and assigns forever, against the lawful claims of

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all persons.

IN WITNESS WHEREOF, the said Grantors, Sadie Lou Hughes and James Allen Hughes, caused this conveyance to be executed this the 10 day of December, 1987.

Sadie Lou Hughes
Sadie Lou Hughes

James Allen Hughes
James Allen Hughes

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, in and for said county in said state, hereby certify that Sadie Lou Hughes and James Allen Hughes are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of December, 1987.

Anna Benson Linniger
Notary Public
My Commission Expires
12-5-1991

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THIS WARRANTY DEED IS TO FILED SIMUTANEOUSLY WITH THE MORTGAGE.

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

88 JAN -5 AM 10:53

Thomas A. Slaughter, Jr.
JUDGE OF PROBATE

1. Deed Tax	<u>5.00</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>11.00</u>