

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:  
(Name) Daniel M. Spitler, Attorney  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

215  
Send Tax Notice to:  
(Name) Mr. Peter A. Luongo  
(Address) 1945 River Way Drive  
Hoover, Alabama 35244

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED SIXTY-TWO THOUSAND AND NO/100 (\$362,000.00) --- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
PHILIP T. HUGHES and wife, DIANE R. HUGHES  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
PETER A. LUONGO and wife, DEBORAH M. LUONGO

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated  
in Shelby County, Alabama to-wit:

Lot 264, according to the Map and Survey of Riverchase Country Club, Ninth Addition,  
as recorded in Map Book 8 page 46 A & B, in the Probate Office of Shelby County,  
Alabama.

**SUBJECT TO:**

Agreement with Alabama Power Company for underground residential distribution as  
recorded in Book 41 page 803, and restrictive covenants relating thereto as recorded  
in Book 41 page 802 in Probate Office of Shelby County, Alabama.

Restrictions appearing of record in Misc. Book 14 page 536; Misc. Book 17 page 550;  
Misc. Book 34 page 549; and Deed Book 339 page 530; and as shown on recorded map.

Title to all minerals within and underlying the premises, together with all mining  
rights and other rights, privileges, immunities and release of damages relating  
thereto as recorded in Deed Book 127 page 140 in Probate Office of Shelby County,  
Alabama.

50 foot building line from River Way Drive and a 10 foot utility easement along the  
rear lot line, as shown on recorded map.

\$289,600.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

1. Deed Tax \$ 71.50  
2. Mtg. Tax         
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 76.00

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,  
then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent  
remainder and right of reversion.

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 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 29th  
day of June, 19 88.

WITNESS

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 JUL -6 AM 9:39

(Seal)

(Seal)

(Seal)

Philip T. Hughes

(Seal)

Philip T. Hughes

(Seal)

Diane R. Hughes

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Philip T. Hughes and wife, Diane R. 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.

Given under my hand and official seal this 29th day of June, A.D., 19 88

1/25/90

[Signature]  
Notary Public

My Commission Expires: