

61

SEND TAX NOTICE TO:

(Name) Shirley Lyon & Sue Hopkins

(Address) Box 640, Hwy Rd 56
Wilcoxville, AL 35186

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(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 thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James H. Hughes and wife, Margaret Hughes

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

Shirley Lyon and Sue Hopkins

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

Shelby

County, Alabama to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by grantors herein for the purpose of identification.

It is our intention to convey to grantees all of the interest which we own in the land located in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, Township 21, Range 1 East, whether correctly described or not.

There is reserved to grantors, James H. Hughes and wife, Margaret Hughes, or the last survivor of them, the right to live in the house situated on the above described property as long as they desire to do so. In the event neither one of the grantors in this deed continue to reside in said house, the life estate reserved to them herein shall terminate.

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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 29th day of December, 19 88

WITNESS:

(Seal)

(Seal)

(Seal)

James H. Hughes (Seal)
Margaret Hughes (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Hughes and wife, Margaret 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 December, A.D., 19 88

Edith P. Thelmer

Notary Public

Exhibit "A"

PARCEL ONE:

Commence at the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East; thence run North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 160.55 feet; thence turn an angle of 90 deg. 05' 30" to the left and run along the North line of a 25 foot easement for a road a distance of 689.61 feet to the point of beginning; thence continue in the same direction along the North line of said easement a distance of 94.09 feet; thence turn an angle of 60 deg. 44' 42" to the right and run along the East line of said easement a distance of 56.47 feet; thence turn an angle of 83 deg. 14' 18" to the right and run a distance of 110.00 feet; thence turn an angle of 110.00 deg. to the right and run a distance of 118.55 feet to the point of beginning, situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, and containing .19 acres.

PARCEL TWO:

Commence at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, and run South 65 deg. 30' West a distance of 138.40 feet to a point on the East R.O.W. line of County Hwy. No. 61; thence turn an angle of 42° 58' to the left and run a distance of 427.48 feet; thence turn an angle of 16° 17' to the right and run a distance of 440.20 feet to a concrete R.O.W. marker on the East R.O.W. line of County Hwy. No. 61; thence turn an angle of 14 deg. 51' to the right and run along said R.O.W. a distance of 333.70 feet to the point of beginning; thence continue in the same direction along the SE R.O.W. line of said Hwy. a distance of 25.00 feet; thence turn an angle of 70° 00' to the left and run a distance of 125.00 feet; thence turn an angle of 110° 00' to the left and run a distance of 125.00 feet; thence turn an angle of 70° 00' to the left and run a distance of 25.00 feet; thence turn an angle of 110° 00' to the left and run a distance of 100.00 feet; thence turn an angle of 110° 00' to the right and run a distance of 100.00 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

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PARCEL THREE:

A lot situated in Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, T-21-S, R-1-E, and run South 65 degrees and 30 min. West a distance of 138.40 feet to a point on the East right of way line of County Highway 61; thence turn an angle of 42 degrees and 58 min. to the left and run a distance of 427.48 feet; thence turn an angle of 16 degrees and 17 min. to the right and run a distance of 440.20 feet to a concrete right of way marker on the East right of way line of said County Highway 61; thence turn an angle of 14 degrees and 51 min. to the right and run a distance of 233.70 feet to the point of beginning of the lot herein described; thence continue along the same bearing a distance of 100.0 feet; thence turn an angle of 70 degrees and 00 min. to the left and run a distance of 100.0 feet; thence turn an angle of 110 degrees and 00 min. to the left and run a distance of 100.0 feet; thence turn an angle of 70 degrees and 00 min. to the left and run a distance of 100.0 feet to the point of beginning.

SIGNED FOR IDENTIFICATION:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JAN -3 PM 12:36

Judge of Probate

James H. Hughes, Grantor

Margaret Hughes, Grantor

1. Deed Tax \$ 1.00
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 7.00