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SEND TAX NOTICE TO:

(Name) John H. Hughes and Monique M. Hughes

(Address) P.O. Box 781  
Columbiana, Al. 35051

This instrument was prepared by

(Name) Larry R. Newman, Attorney At Law

(Address) 3021 Lorna Road, Suite 310, Birmingham, Alabama 35216

Form TICO 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICO TITLE INSURANCE

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fourteen Thousand and No/100 DOLLARS

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

Charles Ray Ellis, an unmarried man

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

John H. Hughes and Monique M. 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:

Lot 2, according to the survey of Pebble Creek as recorded in Map Book 13, page 14, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1989 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

The entire consideration was paid from a mortgage loan closed simultaneously herewith.

BOOK 228 PAGE 712

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

89 MAR -2 PM 3:52

*Thomas A. Saunders, Jr.*  
JUDGE OF PROBATE

1. Deed Tax \$ —  
2. Mtg. Tax 2.00  
3. Recording Fee 2.00  
4. Indexing Fee 1.00  
TOTAL 3.50

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, I have hereunto set my hand(s) and seal(s), this 2nd

day of March, 19 89

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

*Charles Ray Ellis*  
Charles Ray Ellis (Seal)

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Ray Ellis, an unmarried man is known to me, acknowledged before me whose name is signed to the foregoing conveyance, and who he executed the same voluntarily on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd

day of March, A. D., 19 89

Commission Expires: 1-2-92

Notary Public