

SEND TAX NOTICE TO:

(Name) Marshall and Lorine Hughes

P.O. Box 226

(Address) Shannon, AL 35142

This instrument was prepared by

(Name) WALLACE, ELLIS, POWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-4 Rev. 10-82

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 THIRTY-TWO THOUSAND AND NO/100 (\$32,000.00)

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

Charles H. Moore and wife, Barbara A. Moore

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

Marshall Hughes and wife, Lorine 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 NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West, and run South 4 deg. 48 min. 37 sec. West along the West line of said $\frac{1}{4}$ a distance of 528.90 feet to a point; thence run South 71 deg. 41 min. 10 sec. East a distance of 127.54 feet to a point; thence run South 80 deg. 43 min. 20 sec. East a distance of 59.91 feet to a point; thence run South 77 deg. 57 min. 20 sec. East a distance of 65.82 feet to the point of beginning of the property, Parcel No. 2, being described; thence run South 70 deg. 47 min. 02 sec. East a distance of 24.03 feet to a point; thence run North 21 deg. 00 min. 00 sec. East a distance of 36.00 feet to a point; thence run South 69 deg. 00 min. 00 sec. East a distance of 102.01 feet to a point; thence run South 47 deg. 29 min. 60 sec. East a distance of 109.00 feet to a point; thence run North 57 deg. 32 min. 14 sec. East a distance of 276.23 feet to a point; thence run North 28 deg. 47 min. 45 sec. West a distance of 316.76 feet to a point; thence run South 75 deg. 43 min. 35 sec. West a distance of 337.18 feet to a point; thence run South 51 deg. 57 min. 37 sec. West a distance of 15.29 feet to a point; thence run South 40 deg. 52 min. 30 sec. East a distance of 33.26 feet to a point; thence run South 5 deg. 28 min. 53 sec. West a distance of 119.20 feet to a point; thence run South 49 deg. 16 min. 23 sec. East a distance of 37.75 feet to a point; thence run South 11 deg. 54 min. 59 sec. East a distance of 59.93 feet to a point; thence run South 10 deg. 59 min. 24 sec. West a distance of 22.13 feet to a point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1992 and subsequent years. 1992 Taxes are a lien but not due and payable until October 1, 1992.
2. Permits to Alabama Power Company recorded in Deed Book 80, Page 209; Deed Book 103, Page 430 and Deed Book 239, Page 867, in Probate Office of Shelby County, Alabama.
3. Power line as shown on survey of Joseph Conn, dated March 8, 1988.

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 10th

day of June, 19 92

WITNESS:

_____, (Seal)
_____, (Seal)
_____, (Seal)

Charles H. Moore (Seal)
Charles H. Moore
Barbara A. Moore (Seal)
Barbara A. Moore (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles H. Moore and wife, Barbara A. Moore whose name is 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 10th day of June, A. D., 1992

Peggy J. Lister
Notary Public.

Inst. # 1992-10851
06/10/1992-10851
03:45 PM CERTIFIED
SHELBY COUNTY JUNE 10 1992