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This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:
(Name) Charles Henry Hughes
107 Hughes Street
(Address) Columbiana, Alabama 35051

This instrument was prepared by
(Name) Mike T. Atchison, Attorney
Post Office Box 822
(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 Five Hundred and no/100 (\$500.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Clara Lee Hughes, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto
Charles Henry Hughes and wife, Connie L. Hughes; and Victoria L. 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 6, of Owen's Addition to the Town of Columbiana, as the same appears of record in the Office of the Judge of Probate of Shelby County, Alabama. Said lot being further described as commencing on the East side of Collins Street 596.5 feet North of the North boundary of Lauderdale Street in the Town of Columbiana, Shelby County, Alabama, and run thence East and parallel with the North side of Section 26, Township 21 South, Range 1 West, 170 feet for point of beginning of a lot herein conveyed; run thence in a Southerly direction and parallel with Collins Street, 166.6 feet; run thence in an Easterly direction and parallel with Lauderdale Street 90 feet; run thence in a Northerly direction and parallel with Lester Street to an unnamed Street joining Lester Street and Collins Street; run thence in a Westerly direction along the South boundary of said Street, 89.6 feet to point of beginning.
LESS AND EXCEPT that portion of said lot conveyed in Deed Book 208, Page 184, in Probate Office.

Clara Lee Hughes is the surviving grantee in that certain deed recorded in Deed Book 169, Page 55, in Probate Office of Shelby County, Alabama; the other grantee, Roy M. Hughes, having died on or about the 14th day of June, 1992.

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 14th day of July, 1992.

WITNESS:

(Seal) Clara Lee Hughes (Seal)

(Seal) Clara Lee Hughes (Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }
I, _____, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Clara Lee Hughes, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, A. D., 1992
[Signature]
Notary Public.

Inst # 1992-14151
07/15/1992-14151
03:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 7.00