



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

Send tax notice to:
Diana L. Nabors
Nettie L. Kircus
1422 Applegate Drive
Alabaster, AL 35007

(Name) Holliman, Shockley & Kelly, Attorneys
2491 Pelham Parkway
(Address) Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Fifty three thousand five hundred and no/100 (\$53,500.00) DOLLARS

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

Steve Hughes and wife, Paula Hughes

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

Diana L. Nabors and Nettie L. Kircus

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

Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO:

1. Taxes for the year 1994 and subsequent years;
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$53,118.00 of the purchase price recited above was paid from the proceeds of a mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-33555

11/09/1994-33555
02:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 27th

day of October, 19 94.

WITNESS:

(Seal) Steve Hughes (Seal)
Steve Hughes
(Seal) Paula Hughes (Seal)
Paula Hughes

STATE OF ALABAMA

General Acknowledgment

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Steve Hughes and wife, Paula Hughes whose names 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 27th day of October A.D., 19 94

8-29-98

JOHN R. HOLLIMAN

Inst # 1994-33555

Exhibit "A"

Lot 16, according to a Resurvey of Lots 1 through 64, 89 through 104, and A through C of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; together with all rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to the Applegate Townhouse Association, Inc., by deed recorded in Probate Office of Shelby County, Alabama, in Real 065, Page 201, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in the Probate Office of Shelby County, Alabama, in Real 63, Page 634.

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