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This instrument was prepared by:

(Name) Joseph E. Walden

(Address) P.O. Box 1610

Alabaster, AL 35007

Send Tax Notice to:

(Name) Howard Hughes

(Address) 5472 Hwy 26  
Columbia, AL 35051

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of eight thousand and no/100 (\$8,000.00) DOLLARS

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

Peggy J. Fulmer, an unmarried woman

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

Howard Hughes and Joan Hughes

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northwest corner of the SE 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama and run thence easterly along the north line of said quarter-section a distance of 212.00 feet to the point of beginning of the property being described; thence continue along last described course a distance of 53.49 feet to a point; thence turn 72 degrees 21 minutes 37 seconds right and run south-southeasterly a distance of 246.58 feet to a point on the south margin of Shelby County Highway No. 26; Thence turn 93 degrees 52 minutes 16 seconds right and run westerly along said margin of said highway a distance of 132.00 feet to a point; thence turn 103 degrees 46 minutes 07 seconds right and run northerly a distance of 266.40 feet to the point of beginning, containing 0.59 of an acre. According to the survey of Joseph E. Conn, Jr. Alabama PLS No. 9049, dated July 26, 1995.

Subject to easement, restrictions and rights of way of record.  
Subject to applicable zoning and subdivision ordinances.

Seven thousand (\$7,000.00) dollars of the above recited consideration is in the form of a purchase money mortgage of even date executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

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 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 24th day of August, 19 95.

WITNESS

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

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

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

Peggy J. Fulmer  
Peggy J. Fulmer, an unmarried woman

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

08/28/1995-23661  
10:56 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 9.50

I, Cindy Rayfield, a Notary Public in and for said County, in said State,

hereby certify that Peggy J. Fulmer, an unmarried woman

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of August A.D., 19 95

May 11, 1999  
My Commission Expires:

Cindy Rayfield  
Notary Public

Inst # 1995-23661