

**WARRANTY DEED--JOINT TENANCY**

This instrument was prepared by  
 Steven R. Sears, attorney  
 655 Main Street, BX Four  
 Montevallo, AL 35115+0004  
 telephone: 665-1211  
 without benefit of title evidence.

Please send tax notice to:

~~R~~Roger D Hughes  
 165 Hwy 221  
 Montevallo, AL 35115

State of Alabama)  
 County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, W L Hughes, of 211 Highway 221, Montevallo, AL 35115, do grant, bargain, sell, and convey unto my son and daughter in law Roger D Hughes and wife Maria T Hughes, of 165 Hwy 221, Montevallo, AL 35115 (herein referred to as grantees) for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

That certain tract of land described as commencing at the SW corner of the NW ¼ of the SE ¼ of §5, Twp 22S, R3W and run thence E along the S boundary line of said forty acres 350 feet to the point of beginning: Thence run N 460 feet to a point 60 feet S of the center line of the railroad spur to the Little Gem Coal Company's mine; run thence E 370 feet; run thence S 460 feet to the S line of said forty acres; run thence W along the S line of said forty acres 370 feet to the point of beginning. There is excepted, however, from the above described lands all minerals and mining rights.

Source of title: A warranty deed from John E Howell and wife Dorothy Howell to W L Hughes and wife Elizabeth Hughes, jointly with right of survivorship, executed 04 September 1964 and recorded 14 September 1964 at deed book 232, page 168 of the Shelby County Probate Records. Elizabeth Hughes died in 1988 without altering her tenancy of this property. It is the intent of this instrument to convey the land of this source document whether or not correctly described above.

09/08/1995-24885

09:40 AM CERTIFIED

The conveyed property forms no part of nor adjoins the homestead of any grantor herein. Each grantor possesses other property which does serve as homestead.

To have and to hold to the said grantees for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 set my hand and seal, this 05 September 1995.

Witness:

Steven Sears

W L Hughes (Seal)  
W L Hughes

I, the undersigned notary public for the State of Alabama at Large, hereby certify that W L Hughes, whose name is signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me 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 05 September 1995.

Edna L. Cecil  
Notary public

MY COMMISSION EXPIRES OCTOBER 3, 1995

Inst # 1995-24885

09/08/1995-24885  
09:40 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 11.50