

This instrument was prepared by:

(Name) Joseph E. Walden

(Address) P.O. Box 1610

Alabaster, AL 35007

Send Tax Notice to:

(Name) Peggy J. Fulmer

(Address) 5477 Highway 26

Columbiana, AL 35051

**WARRANTY DEED**

STATE OF ALABAMA }

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand and No/100s (\$8,000.00) DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof  
acknowledged, we, Howard Hughes and wife, Joan Hughes

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

Peggy J. Fulmer, an unmarried woman

(herein referred to as GRANTEE, whether one or more) 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-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 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 or record.  
Subject to applicable zoning and subdivision ordinances.

This deed has been prepared without benefit of title examination at the request of the Sellers and Purchaser.

Three thousand One Hundred Dollars and No/100 (\$3,100.00) of the above recited purchase price was in the form of cash and the balance in the  
form a mortgage release with the exact balance of Four Thousand Nine Hundred Dollars and No/100 (\$4,900.00), Instrument Number 1995-23662  
which is executed simultaneously herewith.

**TO HAVE AND TO HOLD**, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said  
GRANTEE, his, hers or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple  
of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims  
of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 30th day of October  
19 96.

WITNESS

X Howard Hughes (Seal)

X Joan Hughes (Seal)

(Seal)

10/31/1996-36226  
NOTICE AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 16.50

STATE OF ALABAMA  
SHELBY COUNTY

I, Cindy Rayfield, a Notary Public in and for said County, in said State, hereby certify that  
Howard Hughes and wife, Joan Hughes whose name 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 30th day of October, 19 96

May 11, 1999  
My Commission Expires:

Cindy Rayfield  
Notary Public