

SEND TAX NOTICE TO:

(Name) ✓ **Howard Hughes and Joan Hughes**

(Address) ✓ **5472 Highway 26
Columbiana, AL 35051**

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,



That in consideration of **Eighteen thousand and no/100 Dollars (\$18,000.00)** in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I (we) **Harlen C. McKinnon and wife, Brenda D. McKinnon** (herein referred to as grantors) do grant, bargain, sell and convey unto **Howard Hughes and Joan 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:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantors herein for the purpose of identification.

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, or each of us, have hereunto set my or our hands and seals, this 17th day of December, 1996.

 (SEAL)
Harlen C. McKinnon
 (SEAL)
Brenda D. McKinnon

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Harlen C. McKinnon and wife, Brenda D. McKinnon**, whose name or names is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of December, 1996.

 (SEAL)
Notary Public


12/17/1996-41508
12:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCB 29.00

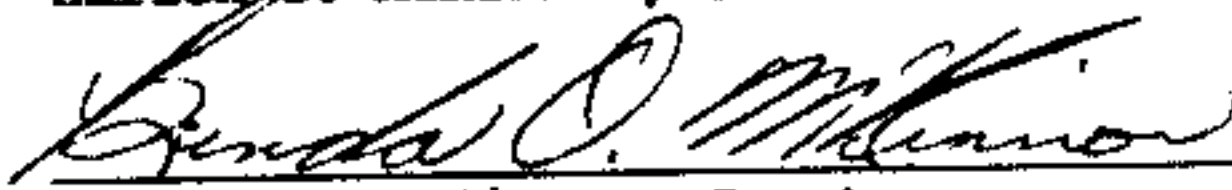
Inst # 1996-41508

EXHIBIT "A"

Begin at the northwest corner of the Southeast quarter of the Southeast quarter of Section 13, Township 21 South, Range 2 West; thence in a southerly direction along the west boundary of said quarter-quarter section 386.60 feet, more or less to the southeast right of way boundary of Highway No. 26; thence turn 100 degrees and 49 minutes to the left in a northeasterly direction along said southeast right of way boundary 420.00 feet to the point of beginning; thence continue in a northeasterly direction along a straightline projection of the lease mentioned coarce, which is also said southeast right of way boundary, 210.00 feet; thence turn 100 degrees and 49 minutes to the right in a southerly direction 420.00 feet; thence turn 79 degrees and 11 minutes to the right in a southwesterly direction 210.00 feet; thence turn 100 degrees and 49 minutes to the right in a northerly direction 420.00 feet to the point of beginning.

SIGNED FOR IDENTIFICATION:


Harlen C. McKinnon, Grantor


Brenda D. McKinnon, Grantor

Inst # 1996-41508

12/17/1996-41508
12:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 29.00