

This instrument was prepared by

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHRIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: CHARLIE E. HUGHES

name

221 TREYMOOR LAKE CIRCLE

address

ALABASTER, ALABAMA 35007

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY ONE THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS (\$171,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, JANE H. GAUSE AND HUSBAND, BILLY R. GAUSE

(herein referred to as grantors) do grant, bargain, sell and convey unto CHARLIE E. HUGHES AND WIFE, JENNIFER K. HUGHES

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

SHELBY County, Alabama to-wit:

LOT 484, ACCORDING TO THE SURVEY OF WEATHERLY, TREYMOOR ABBEY - SECTOR 22, AS RECORDED IN MAP BOOK 21, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1999 AND THEREAFTER.

BUILDING SETBACK LINES, RESTRICTIONS AND EASEMENTS AS SHOWN ON RECORDED MAP .13841  
TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.  
NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES AS RECORDED IN INST. NO. 1993-37546; INST. NO. 1993-39916; INST. NO. 1993-39001  
INST. NO. 1993-40411 AND INST. NO. 1995-6002.

AGREEMENT WITH THE CITY OF PELHAM AS RECORDED IN INST. NO. 1995-6003.

RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. NO. 1996-22787 AND INST. NO. 1996-22788.

\$176,600.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

04/01/1999-13841  
01:16 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
9:56  
SHELBY COUNTY JUDGE OF PROBATE  
9:56  
00:44:45

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 24th day of March, 19 99.

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

*Jane H. Gause*  
\_\_\_\_\_  
(Seal)

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

*Billy R. Gause*  
\_\_\_\_\_  
(Seal)

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

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

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that JANE H. GAUSE AND HUSBAND, BILLY R. GAUSE, whose name(s) 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 24th day of March, A.D., 19 99.

*GENE W. GRAY, JR.*

Notary Public