

**WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

Inst # 2000-06350

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

02/29/2000-06350
10:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 11.50

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt and sufficiency of which are hereby acknowledged, that **THOMAS R. HUGHES** and **NETTIE F. HUGHES**, who was mistakenly identified in the prior deed recorded in book 334, page 464, Shelby County, as **Nettie L. Hughes**, a married couple, hereinafter called "**SELLER**," does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto, **PEGGY H. RIFFE** and **GERALD DWAYNE RIFFE**, a married couple, hereinafter called the "**BUYERS**," for and during their joint lives and upon the death of either 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:

Commence at the Southwest corner of the NE 1/4 of SW 1/4, Section 4, Township 22, Range 3 West; run East along the South line of said 1/4-1/4 Section a distance of 165 feet to a point; said point being the point of beginning of the property herein conveyed; thence continue East along the South line of said 1/4-1/4 Section a distance of 495 feet to a point; thence run North, parallel with the West line of said 1/4-1/4 Section a distance of 528 feet; thence run West, parallel with the South line of said 1/4-1/4 Section a distance of 495 feet to a point; thence run South, parallel to the West line of said 1/4-1/4 Section a distance of 528 feet to the point of beginning.

There is also conveyed a 12 foot easement for ingress and egress, the center line of which is described as follows:

Commence at the Southwest corner of the NE 1/4 of SW 1/4 of Section 4, Township 22, Range 3 West; run thence East along the South line of said 1/4-1/4 Section a distance of 165 feet to a point; thence run North, parallel to the West line of said 1/4-1/4 Section a distance of 522 feet to a point; said point being the point of beginning of the center line of said easement; thence run West, parallel to the South line of said 1/4-1/4 Section a distance of 165 to a point on the West line of said 1/4-1/4 Section; thence continue West, parallel to the South line of the NW 1/4 of SW 1/4 of said Section 4 a distance of 159 feet to a point; thence run North, parallel to the East line of said NE 1/4 of SW 1/4 of Section 4, a distance of 798 feet, more or less to the point of intersection with the South right-of-way line of Shelby County Hwy. No. 22; said point being the point of ending of said easement.

Subject to easements, restrictions, and rights of way of record.

The legal description set out herein was furnished to preparer by the **SELLERS** herein and this deed was prepared without the benefit of a survey or a title search.

TO HAVE AND TO HOLD to the said **BUYERS** in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The **SELLER**, does individually and for the heirs, executors, and administrators of the

SELLER covenant with said BUYERS and the heirs and assigns of the BUYER, that the SELLER is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the SELLER has a good right to sell and convey the said premises; that the SELLER and the heirs, executors, and administrators of the SELLER shall warrant and defend the said premises to the BUYERS and the heirs and assigns of the BUYERS forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the SELLER has executed this deed and affixed the seal of the SELLER thereto on this the 05 day of JANUARY, ~~1999~~ 2000, at Shelby County, Alabama

Thomas Hughes
THOMAS R. HUGHES
SELLER

Nettie F. Hughes
NETTIE F. HUGHES
SELLER

STATE OF ALABAMA)
) ACKNOWLEDGMENT
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State at Large, hereby certify that Thomas R Hughes and Nettie F. Hughes, whose names are signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they executed the same voluntarily on the day the same bears date

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 05 day of JANUARY, ~~1999~~ 2000

Clint C. Thomas
NOTARY PUBLIC
My Commission Expires 24 JAN, 2000

THIS INSTRUMENT PREPARED BY:

Clint C. Thomas
Attorney at Law
P.O. Box 1422
Calera, Alabama 35040

Closing did not occur in
the office of preparer.

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