

This instrument was prepared by:

Grantees' address:  
3374 Highway 28  
Columbiana, AL 35051

William R. Justice  
P.O. Box 1144 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 Twenty Thousand and no/100 DOLLARS (\$20,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned H. O. Rich and Gayle Rich, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Donnie Hughes and Kimberly L. Hughes (herein referred to as GRANTEES) 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:

Part of the NE 1/4 of the SE 1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of the NE 1/4 of the SE 1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 2 degrees 17 minutes 31 seconds West along the West line of said SE 1/4 of the NE 1/4 a distance of 199.82 feet; thence South 41 degrees 40 minutes 08 seconds East a distance of 747.83 feet to the POINT OF BEGINNING; thence South 41 degrees 40 minutes 06 seconds East a distance of 190.00 feet to the northerly right of way of Ventana Drive; thence North 80 degrees 14 minutes 14 seconds East along said right of way a distance of 331.00 feet to a point of curve to the right having central angle of 24 degrees 00 minutes 01 second and a radius of 265.23 feet; thence along the arc of said curve and along said right of way a distance of 111.10 feet ; thence South 75 degrees 45 minutes 48 seconds East along said right of way a distance of 48.00 feet to a point of curve to the left having a central angle of 21 degrees 30 minutes 02 seconds and a radius of 233.36 feet; thence along the arc of said curve and along said right of way a distance of 87.57 feet; thence North 82 degrees 44 minutes 12 seconds East along said right of way a distance of 68.00 feet to a point of curve to the left having a central angle of 132 degrees 00 minutes 34 seconds and having a radius of 25.00 feet, said point also the intersection of said right of way and the westerly right of way of Dusty Hollow Road; thence along the arc of said curve and leaving said Ventana Drive right of way and along said Dusty Hollow Road a distance of 57.60 feet; thence North 49 degrees 16 minutes 22 seconds West along said right of way a distance of 484.47 feet to a point of curve to the right having a central angle of 8 degrees 07 minutes 29 seconds and a radius of 412.28 feet; thence along the arc of said curve and along said right of way a distance of 44.07 feet; thence South 52 degrees 19 minutes 40 seconds West and leaving said right of way a distance of 477.32 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated May 4, 2001.

Also conveyed is a 1/31 per cent interest in that certain private roadway which abuts the above described property and which is described in deed to Guy L. Burns recorded in Deed Book 325, Page 931.

LESS AND EXCEPT: Any part of subject property which lies within the bounds of the abutting road, as shown by Deed Book 325, Page 931.

SUBJECT TO:

- 1. Easement to South Central Bell as recorded in Deed Book 348, Page 439.

*W.R. Justice*

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2. Rights of others in and to easement described herein.


\$16,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either 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.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 8th day of May, 2001.

  
\_\_\_\_\_  
H. O. Rich

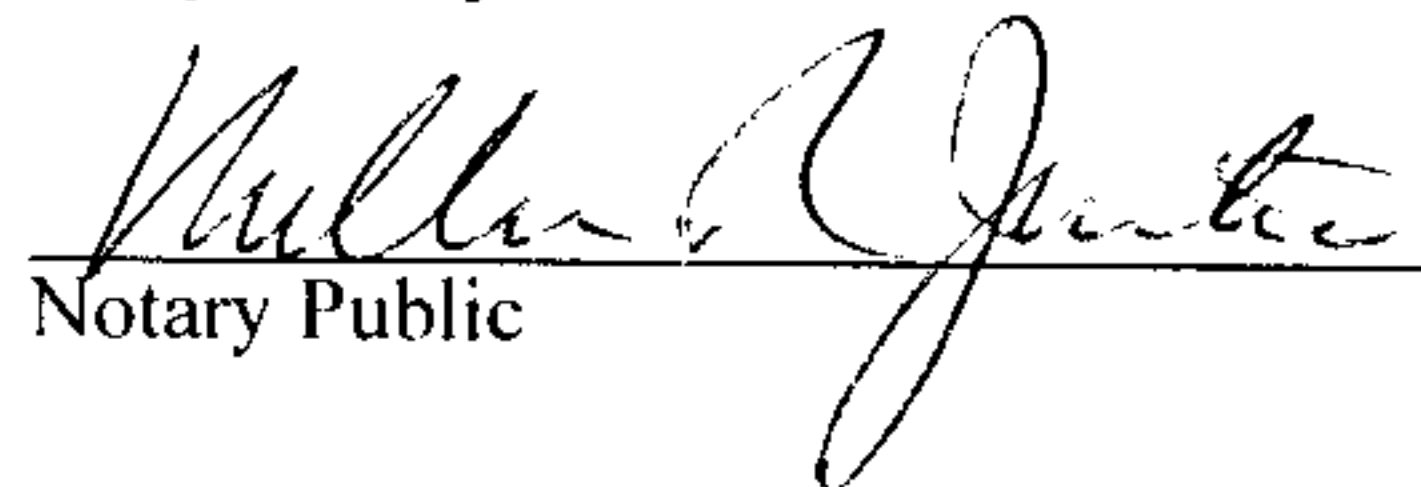
  
\_\_\_\_\_  
Gayle Rich

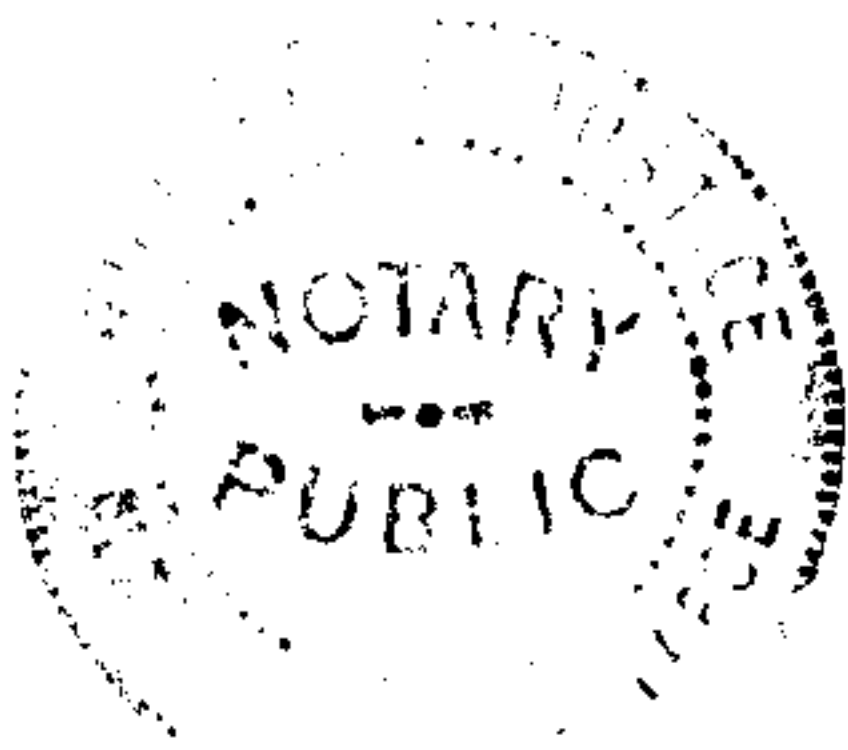
STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. O. Rich and Gayle Rich, husband and wife, whose names 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 8th day of May, 2001.

  
\_\_\_\_\_  
Notary Public



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