

This form provided by
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Tim E. Hughes
(Address) 559 Riverview Drive
Croswell, Ala 35054

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewar. 20020510000220840 Pg 1/3 69.50
Shelby Cnty Judge of Probate, AL
05/10/2002 07:12:00 FILED/CERTIFIED.

STATE OF ALABAMA
Shelby } **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY }

That in consideration of Fifty Two Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Helen Rowell Lee, a married woman (as to an undivided one-third interest)
Patricia Young Travis, a married woman (as to an undivided one-third interest)
Melinda Ray McDaniel Leavelle, a married woman (as to an undivided one-third interest)
(herein referred to as grantors) do grant, bargain, sell and convey unto

Tim E. Hughes and Patti Kay 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:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.

Restriction as shown on deed recorded in Deed Book 297, Page 323, as follows: No mobile homes permitted on caption lands.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR OF THEIR SPOUSE.

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, we _____ have hereunto set OUR _____ hand(s) and seal(s), this _____ day of April, 2002.

WITNESS:

(Seal)

(Seal)

(Seal)
Helen Rowell Lee (Seal)
Helen Rowell Lee
Patricia Young Travis (Seal)
Patricia Young Travis
Melinda Ray McDaniel Leavelle (Seal)
Melinda Ray McDaniel Leavelle

~~STATE OF ALABAMA~~
~~Shelby~~ }
COUNTY }

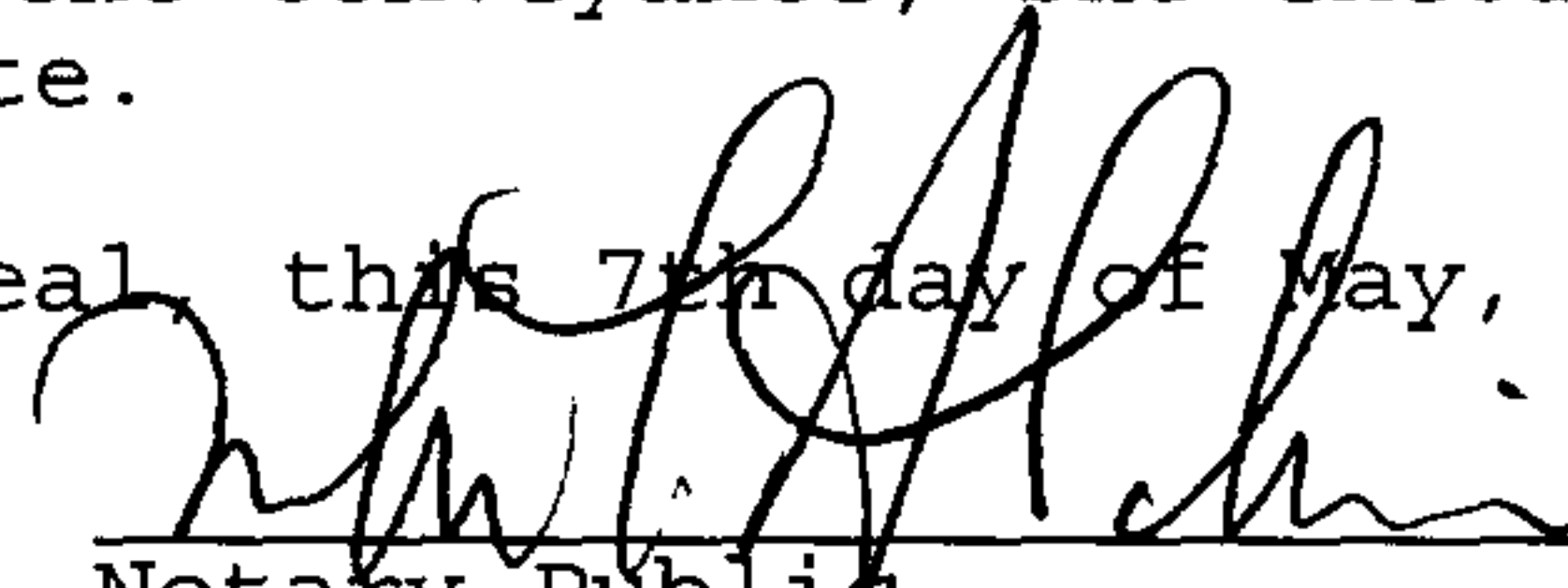
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patricia Young Travis whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of April A. D., 19 2002
My Commission Expires: My Commission Expires
June 18, 2002 Paul Whitman Notary Public.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Helen Rowell Lee, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7th day of May, 2002.



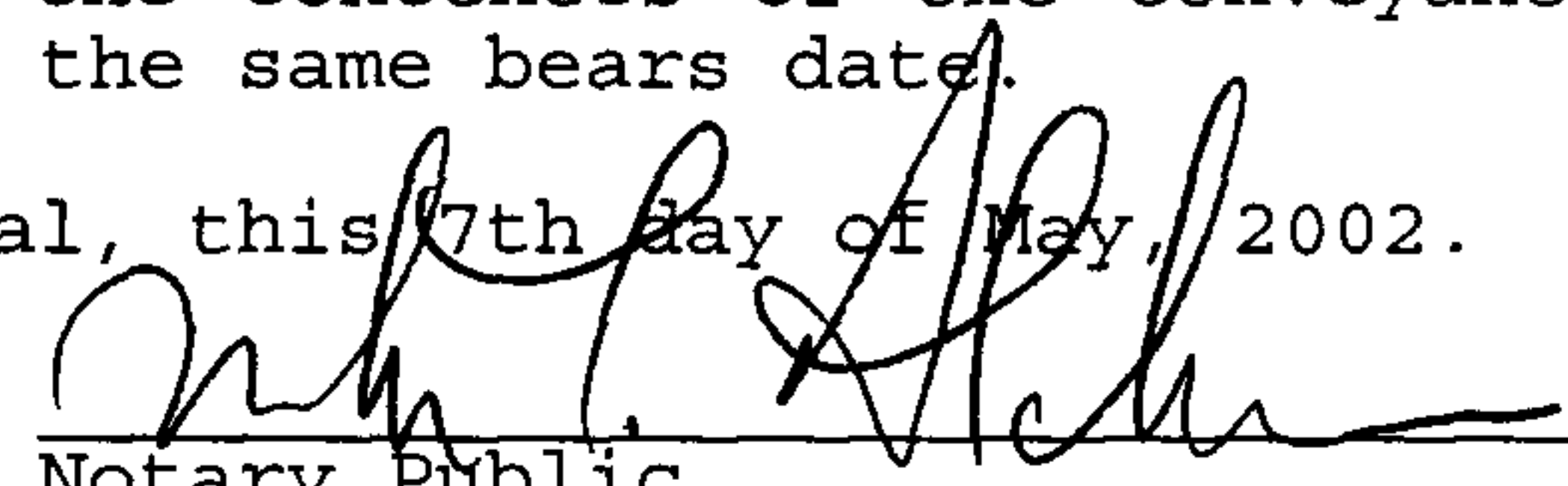
Notary Public

My commission expires: 10-16-04

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Melinda Ray McDaniel Leavelle, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7th day of May, 2002.



Notary Public

My commission expires: 10-16-04

EXHIBIT "A"

LEGAL DESCRIPTION

Begin at the intersection of the East Bank of Kelly Creek and the North line of the SE 1/4 of Section 14, Township 18 South, Range 2 East, Shelby County, Alabama for a point of beginning; thence run East along said North line and along the North line of the adjacent NW 1/4 of SW 1/4, Section 13, 1300 feet to a point; thence turn an angle to the right of approximately 90 degrees and run South and parallel to the West line of said Section 13, 600 feet to a point; thence turn an angle to the right of approximately 90 degrees and run West and parallel to the North line above described approximately 1354 feet to a point on the East Bank of Kelly Creek; thence turn an angle to the right of approximately 90 degrees and run North along the East Bank of Kelly Creek, approximately 675 feet to the point of beginning, Shelby County, Alabama.

ALSO, an unrestricted 30 foot right of way from County Route 468 and the existing farm lane which starts approximately 100 feet North of the South line of the NE 1/4 of the SW 1/4 of said Section 13; thence run West for approximately 1100 feet (mostly following existing land except for approximately 300 feet) to a point near the top of a small hill; thence turn an angle to the right of approximately 80 degrees and run North along existing land approximately 250 feet to a point at which the ROW forks, the left fork to run in a North-North easterly direction approximately 300 feet to the South line of said 20 acres and following a spur of the old land, the right fork to run in a North-North Easterly direction, ascending the mountain at the most gentle grade, approximately 300 feet to the South line of said property.