

THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF THE LAST WILL AND TESTAMENT OF BETTY H. HUGHES, DECEASED, PROBATED IN THE PROBATE COURT OF JEFFERSON COUNTY, ALABAMA, AS CASE NUMBER 177411.

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

Send tax notice to:  
George Elwin Hughes, Trustee  
James Neil Hughes, Trustee  
135 Myrick Drive  
Deatsville, Alabama 36022

STATE OF ALABAMA )

SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned, **GEORGE ELWIN HUGHES AND JAMES NEIL HUGHES, AS PERSONAL REPRESENTATIVES OF THE ESTATE OF BETTY H. HUGHES, DECEASED** (hereafter collectively referred to as the "Grantors"), in hand paid by **GEORGE ELWIN HUGHES AND JAMES NEIL HUGHES, TRUSTEES OF HENRY'S SPECIAL NEEDS TRUST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF BETTY H. HUGHES, DATED DECEMBER 21, 2001** (hereafter collectively referred to as the "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do, by these presents, grant, bargain, sell and convey unto the said Grantees the following described real property situated in Shelby County, Alabama, to-wit:

**An undivided ½ interest in and to the following described property: A tract of land containing six (6) acres more or less and being a part of the original W. L. Hughes and wife Edna E. Hughes property as recorded in Deed Book 140, Page 320 in the office of the Judge of Probate of Shelby County, Alabama, described as follows: The East 285 feet of the following described property; Begin at the Northeast corner of Section 30, Township 19 South, Range 1 East, and run West along the North line of said Section, 630 feet; thence South to a point on the North side of the Right of Way of the Florida Short Route Highway which is 630 feet West of the East line of said Section; thence Northeasterly along the North line of said Right of Way to the East line of said Section 30, thence North along section line to the point of beginning.**

**Note:** The property herein conveyed is the same property conveyed to Betty H. Hughes from Henry E. Hughes and Betty H. Hughes in that certain Statutory Warranty Deed dated December 21,

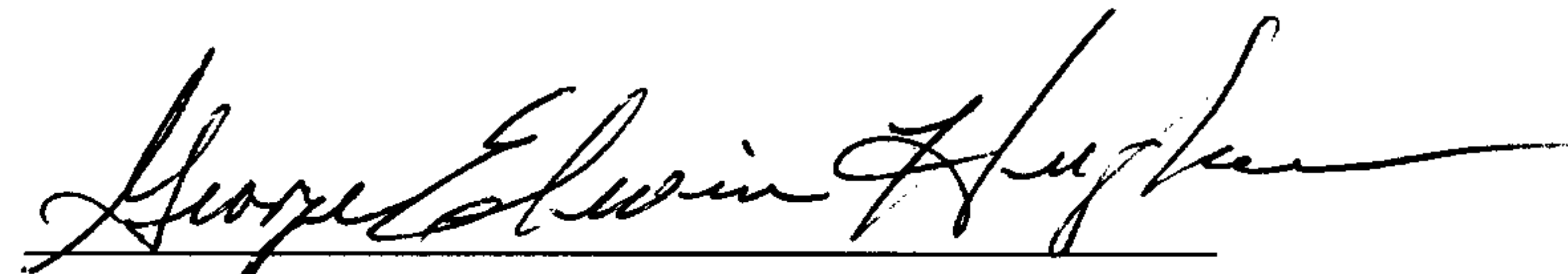
2001, recorded in Instrument 2002-00146, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to the following:

1. 2002 ad valorem taxes, a lien due and payable October 1, 2002, and taxes for subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, declarations, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama; and any rights of parties in possession, encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantees, and to the successors and assigns of such Grantees in fee simple forever.

IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals on this the 16 day of December 2002.



**GEORGE ELWIN HUGHES,  
PERSONAL REPRESENTATIVE OF  
THE ESTATE OF BETTY H. HUGHES,  
DECEASED**



**JAMES NEIL HUGHES,  
PERSONAL REPRESENTATIVE OF  
THE ESTATE OF BETTY H. HUGHES,  
DECEASED**

STATE OF ALABAMA     )  
                                  :  
Elmore COUNTY     )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that George Elwin Hughes, whose name as Personal Representative of the Estate of Betty H. Hughes, Deceased, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such Personal Representative, and with full authority, executed the same voluntarily for and as the act of said Estate.

GIVEN under my hand and seal, this 16 day of December, 2002.

Notarized Signature of: George Elwin Hughes

[ NOTARIAL SEAL ]

Irish Spencer  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: May 17, 2005  
BORNED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires \_\_\_\_\_

STATE OF ALABAMA     )  
                                  :  
Telfer COUNTY     )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that James Neil Hughes, whose name as Personal Representative of the Estate of Betty H. Hughes, Deceased, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such Personal Representative, and with full authority, executed the same voluntarily for and as the act of said Estate.

GIVEN under my hand and seal, this 20<sup>th</sup> day of December, 2002.

[ NOTARIAL SEAL ]

[Signature]  
Notary Public

MY COMMISSION EXPIRES  
SEPTEMBER 28, 2006.

My Commission Expires \_\_\_\_\_

**This instrument prepared by:**

Katherine N. Barr

Attorney at Law

Sirote & Permutt, P.C.

2311 Highland Avenue South

Birmingham, Alabama 35205