

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Ernest C. Hughes and Patricia A. Hughes  
5472 Highway 26  
Columbiana, Alabama 35051

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred seventy thousand and no/100 (\$170,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Howard Hughes and Joan Hughes, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ernest C. Hughes and Patricia A. Hughes** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Exhibit "A" Legal Description attached hereto and made a part hereof.**

Mineral and mining rights excepted.

\$153,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 31<sup>st</sup> day of March, 2003.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

Howard Hughes (Seal)  
**Howard Hughes**

Joan Hughes (Seal)  
**Joan Hughes**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Howard Hughes and Joan Hughes, husband and wife**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of March, 2003.

Notary Public  
My Commission Expires: 02-25-05

## EXHIBIT "A" LEGAL DESCRIPTION

Begin at the northwest corner of the Southeast quarter of the Southeast quarter of Section 13, Township 21 South, Range 2 West; thence in a southerly direction along the west boundary of said quarter-quarter section 386.60 feet more or less to the southeast right of way boundary of Highway No. 26; thence turn 100 degrees and 49 minutes to the left in a northeasterly direction along said southeast right of way boundary 420.00 feet to the point of beginning; thence continue in a northeasterly direction along a straight line projection of the lease mentioned coarce, which is also along said southeast right of way boundary, 210.00 feet; thence turn 100 degrees and 49 minutes to the right in a southerly direction 420.00 feet; thence turn 79 degrees and 11 minutes to the right in a southwesterly direction 210.00 feet; thence turn 100 degrees and 49 minutes to the right in northerly direction 420.00 feet to the point of beginning.