


*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) Walter L. Bryant, Jr.  
(Address) 100 Perkins Ranch Lane  
Columbiana, Al. 35051

This instrument was prepared by:

Form 1-1-5 Rev. 4/99  
**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP – Stewart Title Insurance Corp. of Houston, TX**

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

  
20040614000318510 Pg 1/1 16.00  
Shelby Cnty Judge of Probate, AL  
06/14/2004 09:08:00 FILED/CERTIFIED

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

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Angela M. Hughes and Nathan P. Hughes, Husband and Wife

(herein referred to as grantors) do grant, bargain, sell and convey unto

Walter L. Bryant, Jr. and Lisa Bryant

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

A part of Lot 1, of Hughes Crossing Family Subdivision, as recorded in Map Book 28, page 30, in the Probate Office of Shelby County, Alabama and situated in the NW 1/4 of the SE 1/4 of Section 36, Township 21 South, Range 1 East, being more particularly described as follows: Begin at the NW corner of said Lot 1; thence South 0 degrees 26 minutes 40 seconds East along the West line of said Lot 1, a distance of 293.04 feet to SW corner of said Lot 1; thence North 71 degrees 11 minutes 55 seconds East along the South line of said Lot 1 a distance of 199.90 feet; thence North 14 degrees 45 minutes 7 seconds West a distance of 252.88 feet to the southerly right of way a distance of 128.11 feet to the point of beginning.  
Situated in Shelby County, Alabama.

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

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 June day of 2004.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Angela M. Hughes (Seal)  
Angela M. Hughes  
\_\_\_\_\_(Seal)  
Nathan P. Hughes (Seal)  
Nathan P. Hughes

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Angela M. Hughes and Nathan P. Hughes 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 11th day of June A. D., 20<sup>04</sup>  
My Commission Expires March 24, 2005  
Opelinda S. Walker  
Notary Public.