

This instrument was prepared without
benefit of title evidence by:

Grantees' address:
17706 Hwy 25
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 Five Thousand and no/100 DOLLARS (\$5,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned, Austin Hughes and Virginia Hughes husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Isom Dawson and Deborah Dawson (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:

The North 120 feet of the following described parcel: From the SE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 5, Township 22 South, Range 1 West, run westwardly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 660.0 feet to the point of beginning; thence continue in a straight line a distance of 160.0 feet; thence right 89 degrees 24 minutes a distance of 674.34 feet to a point on the South right of way line of County Highway No. 25; thence right 81 degrees 48 minutes a distance of 161.64 feet; thence right 98 degrees 12 minutes a distance of 699.04 feet to the point of beginning.

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 GRANTEEES, 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 4th day of October, 2005.

Austin Hughes
Austin Hughes

Virginia Hughes
Virginia Hughes

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Austin Hughes and Virginia 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 4th day of October, 2005.

Lanice Brasher
Notary Public

Shelby County, AL 10/05/2005
State of Alabama

Deed Tax: \$5.00