



20060302000099580 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/02/2006 01:57:32PM FILED/CERT

**SURVIVORSHIP
WARRANTY DEED**

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Twenty-three
\$(223,000.00) in hand paid to the undersigned **TRACY EDWARD FORD AND JULIE N. FORD,
HUSBAND AND WIFE**, (herein referred to as **GRANTORS**) in hand paid by
RODERICK HUGHLEY AND WIFE PRUDENCE HUGHLEY

, herein referred to as **GRANTEEES**, herein the receipt and sufficiency of which are hereby acknowledged,
Grantors do, by these presents, GRANT, BARGAIN, SELL and CONVEY unto GRANTEEES, as joint tenants with
right of survivorship, the following described real estate, situated in SHELBY County, ALABAMA, to-wit:

LOT 25, ACCORDING TO THE SURVEY OF HEATHER RIDGE, AS RECORDED IN MAP BOOK
17, PAGE 22 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

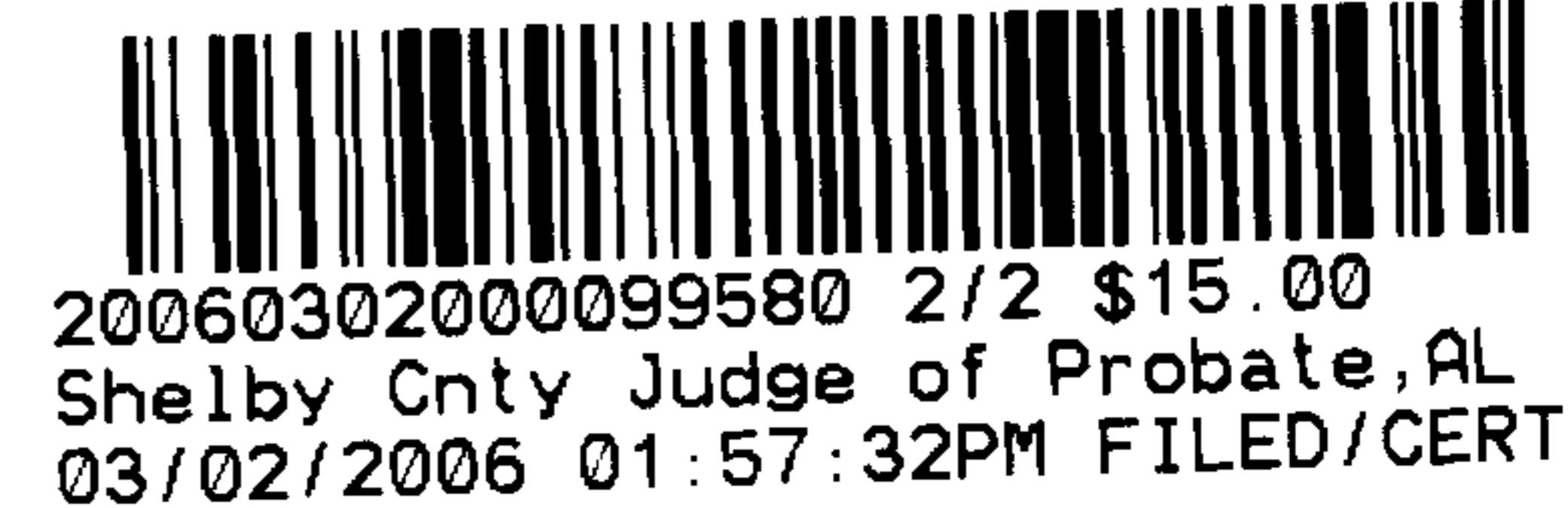
SUBJECT TO:
ADVALOREM TAXES DUE 2006 AND THEREAFTER.
TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH
ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF
DAMAGES RELATING THERETO NOT OWNED BY GRANTORS.
EASMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS AND CONDITIONS OF RECORD.

\$ 223,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs,
executors, administrators and assigns forever.

The GRANTORS do for themselves, their heirs and assign, covenant with the said GRANTEEES, their
executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free
from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid;
and that they will and their heirs, executors, administrators and assigns forever warrant and defend against the
lawful claims of all persons.

M. Atchison



IN WITNESS WHEREOF, **TRACY EDWARD FORD AND JULIE N. FORD**, HUSBAND AND WIFE, have hereunto set their hand and seal this 28 day of February, 2006.

Tracy Edward Ford

Julie N. Ford

STATE OF
COUNTY OF

I, the undersigned authority, A Notary Public in and for said State at Large hereby certify that **TRACY EDWARD FORD**, Grantor, 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, he/she/they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2005.

Phyllis L. Sledge

NOTARY PUBLIC

My Commission Expires: 10-17-07

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, A Notary Public in and for said State at Large hereby certify that **JULIE N. FORD**, Grantor, 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, he/she/they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2005.

Phyllis L. Sledge

NOTARY PUBLIC

My Commission Expires: 10-17-07

GRANTEE'S ADDRESS:

THIS INSTRUMENT PREPARED BY:
STEWART TITLE GUARANTY COMPANY
1980 POST OAK BLVD
HOUSTON, TX 77056