This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Patricia Hughes & Ramona Gay Brown
112 Meyer Street
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20071017000482670 1/1 $16.00
Shelby Cnty Judge of Probate, AL
10/17/2007 12:33:05PM FILED/CERT

That in consideration of $5,000.00 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Patricia Hughes, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Patricia Hughes and Ramona Gay Brown (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the point of intersection of North line of NW 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West and West right of way line of Thompson Street and run South along West line of Thompson Street 109 feet; thence Westerly along North line of lot owned by Alice Vick a distance of 140 feet to the Northwest corner of said Vick lot for point of beginning of lot herein described; thence in a Southerly direction along West line of said Vick lot and parallel with West line of Thompson Street a distance of 100 feet more or less to North line of a narrow street or alley running in a Westerly direction from Thompson Street to North Main Street; thence in a Westerly direction along the North line of said Street or alley for 163.5 feet to East line of Willie Gould Heath lot; run thence in a Northerly direction and along a fence marking the East line of said Heath lot a distance of 100 feet more or less to Southwest corner of Sam Pierce lot; thence in an Easterly direction along South line of Sam Pierce lot to point of beginning. ALSO an easement for a right of way 8 feet in width immediately East and contiguous to the East line of the above described lot.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way, and permits of record.
Subject to that certain mortgage from Patricia Hughes to Regions Bank d/b/a Regions Mortgage, dated October 4, 2007.

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, I have hereunto set my hand and seal, this 16th day of October, 2007.

_____ (Seal) Patricia Hughes (Seal)

_____ (Seal) _____ (Seal)

_____ (Seal) _____ (Seal)

Shelby County, AL 10/17/2007
State of Alabama

Deed Tax:$5.00

_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, Janet F. Parson, a Notary Public in and for said County, in said State, hereby certify that Patricia Hughes, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2007.

Janet F. Parson
Janet F. Parson, Notary Public

My commission expires: 10/16/2008