

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

James Dyer
460 Camden Cove Circle
Calera, Alabama 35040

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20090508000172470 1/1 \$141.00
Shelby Cnty Judge of Probate, AL
05/08/2009 08:14:32 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, Billy J. Hughes, a single person, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto James Dyer and Peggy Dyer, husband and wife (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 263A, ACCORDING TO A RESURVEY OF LOTS 263, 264, AND 266 THROUGH 271, CAMDEN COVE, SECTOR 9, AS RECORDED IN MAP BOOK 34, PAGE 5, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, and their assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals, this 20th day of April, 2009.

BILLY J. HUGHES

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Billy J. 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of April, 2009.

Notary Public

My Commission Expires: 9.09.2010