



20111202000364500 1/1 \$272.00
Shelby Cnty Judge of Probate, AL
12/02/2011 12:18:54 PM FILED/CERT

Send tax notice to:
PHILIP T. HUGHES and DIANE R. HUGHES
2001 REGENT PARK LANE
BIRMINGHAM, AL 35242

Shelby County, AL 12/02/2011
State of Alabama
Deed Tax: \$260.00

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Sixty Thousand and 00/100 (\$260,000.00)** and other valuable considerations to the undersigned GRANTOR (S), **MATTHEW K. HUDSON and MARY ANN HUDSON, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **PHILIP T. HUGHES and DIANE R. HUGHES**, hereinafter referred to as GRANTEE(S), 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 County of Shelby State of Alabama, to-wit:

LOT 15, ACCORDING TO THE SURVEY OF THE VILLAGE AT HIGHLAND LAKES, REGENT PARK NEIGHBORHOOD, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 37, PAGE 130, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA ; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH A NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR THE VILLAGE AT HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED IN INSTRUMENT #20060421000186650, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE AT HIGHLAND LAKES, REGENT PARK NEIGHBORHOOD, RECORDED IN INSTRUMENT #20070233000084910, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION")

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 23rd day of November, 2011.

Matthew K. Hudson
MATTHEW K. HUDSON

Mary Ann Hudson
MARY ANN HUDSON

STATE OF Washington
COUNTY OF King

I, the undersigned, a Notary Public in and for said State and County, hereby certify that MATTHEW K. HUDSON and MARY ANN HUDSON is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of November, 2011.

Hyungtaek Lee
NOTARY PUBLIC

MY COMMISSION EXPIRES: Mar 6, 2012

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

