

This Instrument Prepared By:

Foster D. Key, Attorney at Law  
P.O. Box 360345  
Birmingham, AL 35236

Send Tax Notice To:

Melissa R. Kelley  
4645 Highway 22  
Montevallo, AL 35115

## SURVIVORSHIP WARRANTY DEED

### STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that, in consideration of **\$100,000.00** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **JACK WAYNE HUGHES, A MARRIED MAN**, (herein referred to as "GRANTOR") does by these presents grant, bargain, sell and convey unto **MELISSA R. KELLEY AND RHONDA L. PEEL (herein referred to as "GRANTEES")** for and during their joint lives and upon the death of either of them, then to the survivor, in fee simple, the following described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:

Begin at point where North line of Columbiana and Tuscaloosa Road crosses West line of Southeast ¼ of Northwest ¼ and run North along said 40 acres line 140 yards, thence East 105 yards, thence South and parallel with said 40 acre line 140 yards to North line of said road, thence West along said road 105 yards to beginning point, being situated in Southeast ¼ of Northwest ¼ of Section 4, Township 22, Range 3 West. Situated in Shelby County, Alabama.

#### SUBJECT TO:

1. 2012 ad valorem taxes which are a lien but not yet due and payable until October 1, 2012.
2. Restrictive Covenants, if any.
3. Less and except any portion of the land lying within road right of way.

**Jack Wayne Hughes is the surviving grantee of that certain deed recorded in Instrument No. 20070419000182350; the other grantee Nettie Hughes having died on August 19, 2012.**

**Subject property is not part of the homestead of the grantor or the spouse of the grantor.**


**\$ 84,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants 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 the said GRANTOR does, for himself, his heirs and assigns, covenant with said GRANTEES, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall Warrant and Defend the premises to the said GRANTEES, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has set his hand and seal this 3<sup>rd</sup> day of October, 2012.

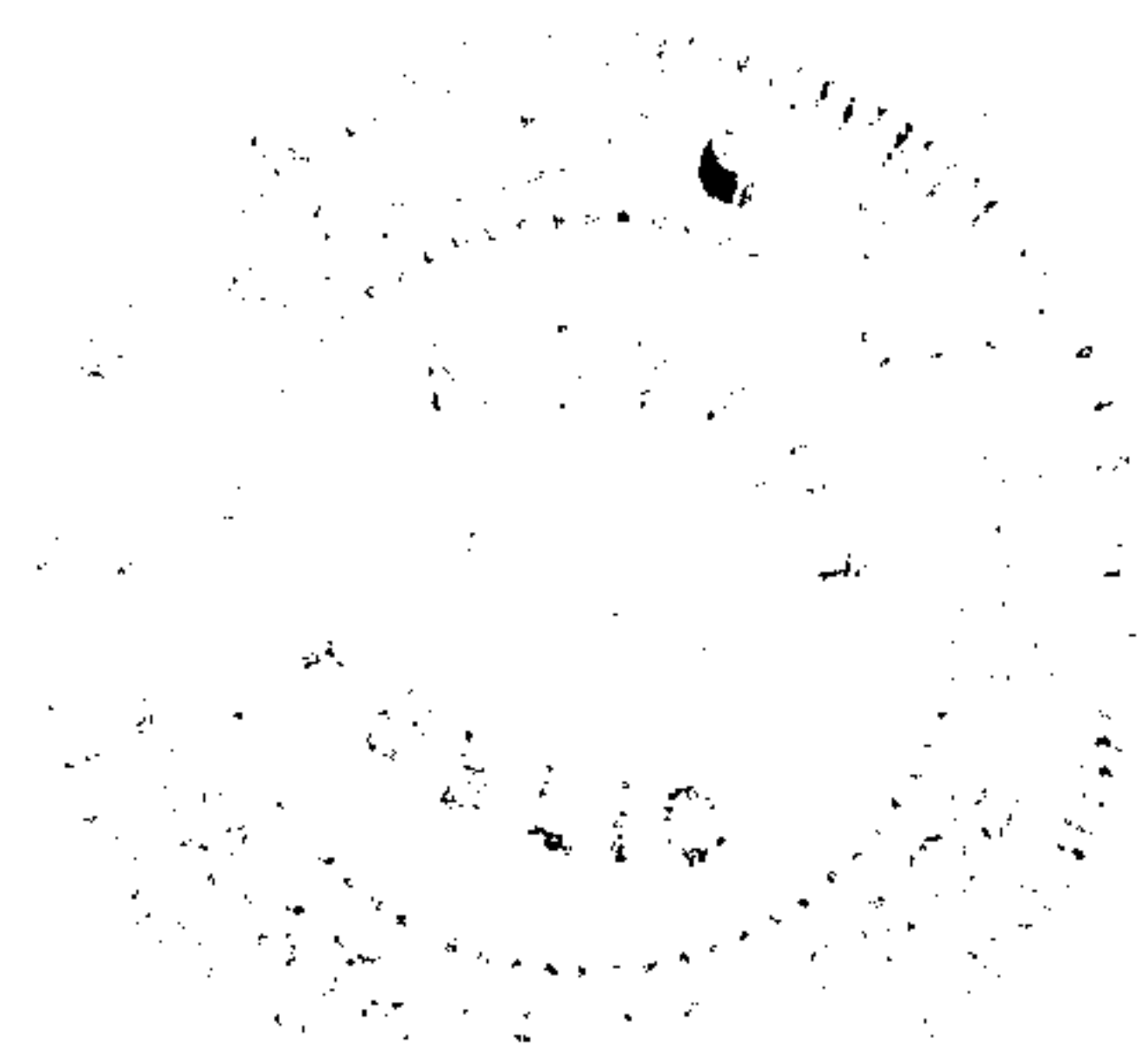
Shelby County, AL 10/05/2012  
State of Alabama  
Deed Tax: \$16.00

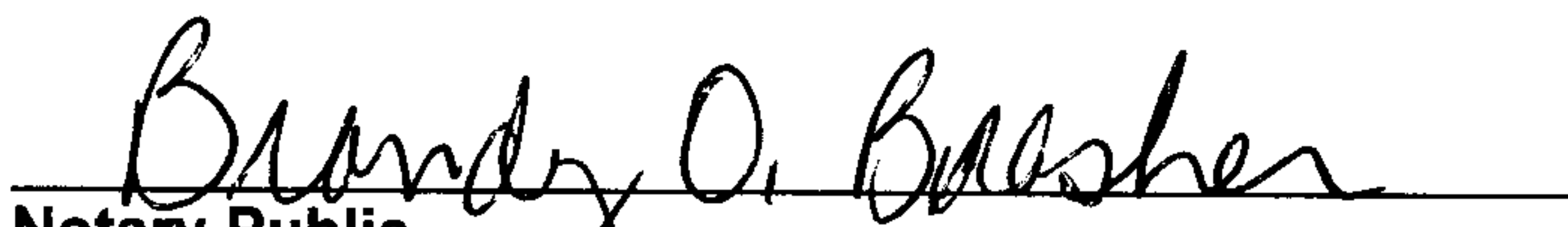
 {L.S.}  
Jack Wayne Hughes


### STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Jack Wayne 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 seal this 3<sup>rd</sup> day of October, 2012.



  
Notary Public  
My commission expires: 2-8-16

  
20121005000382430 1/2 \$31.00  
Shelby Cnty Judge of Probate, AL  
10/05/2012 11:35:57 AM FILED/CERT



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jack Wayne Hughes  
Mailing Address 6925 ERIN MARIE CT.  
FORT MYERS, FL 33919

Grantee's Name Melissa R. Kelley and  
Rhonda L. Peel  
Mailing Address 168 Chinaberry Lane  
Maylene, AL  
35114

Property Address 4645 Highway 22  
Montevallo, AL 35115

Date of Sale 10/3/12

Total Purchase Price \$ 100,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10-3-12

Print JACK WAYNE HUGHES

☐ Unattested

Brandi O. Brash  
(verified by)

Sign

JACK WAYNE HUGHES  
(Grantor/Grantee/Owner/Agent) circle one

