


This instrument was prepared
without title opinion by:
Hobson Law Firm LLC
1083 Walnut Street
Centreville, Alabama 35042

Address of Grantor:
1235 Nabors Street
Montevallo, AL 35115

Address of Grantee:
1235 Nabors Street
Montevallo, AL 35115

Send Tax Notice To:
Patricia Hughes
1235 Nabors Street
Montevallo, AL 35115


20130320000115720 1/3 \$154.00
Shelby Cnty Judge of Probate, AL
03/20/2013 10:59:46 AM FILED/CERT

State of Alabama §

Warranty Deed

Shelby County §

Know All Men By These Presents

That in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, Patricia Sue Hughes, a single woman, (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto Patricia Sue Hughes, Trustee for the Patricia Sue Hughes Real Estate Trust (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in and lying within Shelby County, Alabama, to-wit:

The Southeasterly 50 feet of Lot 2 and the Northeasterly 85 feet of Lot 5 in Block "L" according to Lyman's Addition to Town of Montevallo as recorded in Map Book 3, page 27 in Probate Office of Shelby County, Alabama and more particularly described as follows: Commence at the intersection of SW line of Moody Street and NW line of Nabors Street in said survey, thence SW along NW line of Nabors Street 100 feet for point of beginning; which point of beginning is most easterly corner of said Lot 5; thence in a Northwesterly direction parallel with Moody Street and along the NE line of Lots 5 and 2 a distance of 200 feet; thence SW direction and parallel with Nabors Street a distance of 100 feet to SW line of Lot 2; thence Southeasterly direction along SW line of said Lot 2 a distance of 50 feet to corner of Lot 2; thence Northeasterly direction along SE line of Lot 2 a distance of 15 feet; thence in a Southeasterly direction and parallel with Moody Street a distance of 150 feet to NW line of Nabors Street; thence Northeasterly direction along NW line of Nabors Street a distance of 85 feet to point of beginning.

Source of Title: Instrument 2000-29478


The Property conveyed is the homestead of the Grantor(s).

TO HAVE AND TO HOLD to the said Grantees, in fee simple, subject to any mortgage indebtedness thereon.

This conveyance is made subject to all restrictions, easements, reservations, statutory redemptive rights, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantors, of, in, and to the same and every part or parcel thereof, with the appurtenances.

And we do for ourselves and for our heirs, executors, assigns, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, this the 19th day of March, 2013.

 (Seal)
Patricia Sue Hughes, Grantor

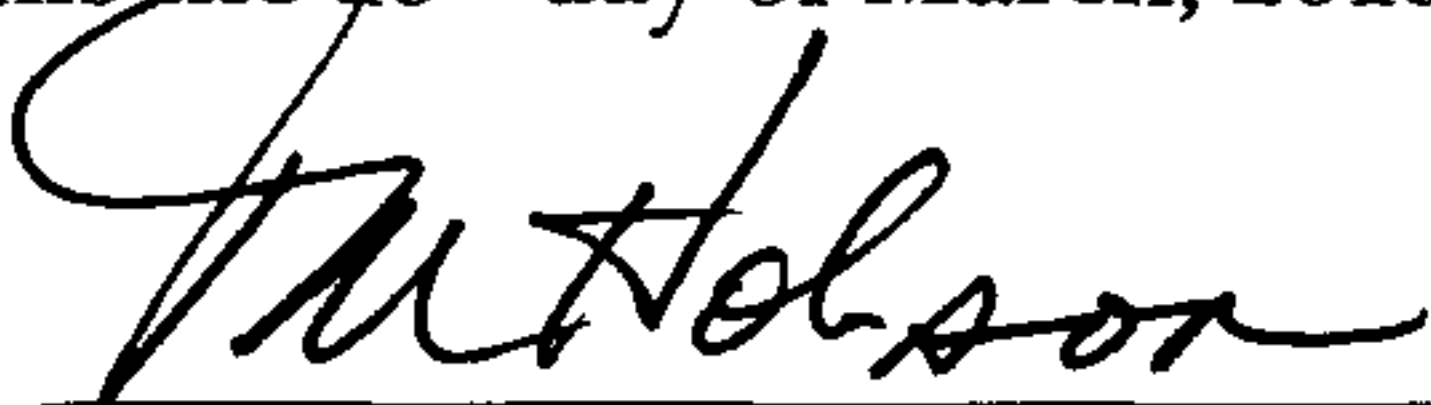
Shelby County, AL 03/20/2013
State of Alabama
Deed Tax: \$136.00

State of Alabama §
§
Bibb County §

General Acknowledgment

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia Sue Hughes, whose name is signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her own act on the day the same bears date.

Given under my hand and official seal this the 19th day of March, 2013.



Notary Public

My Commission Expires:

THOMAS MICHAEL HOBSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 03, 2016



20130320000115720 2/3 \$154.00
Shelby Cnty Judge of Probate, AL
03/20/2013 10:59:46 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 Patricia Sue Hughes
Mailing Address 1235 Nabors Street
Montevallo, AL 35115

Grantee's Name Patricia Sue Hughes, Trustee
Mailing Address 1235 Nabors Street
Montevallo, AL 35115

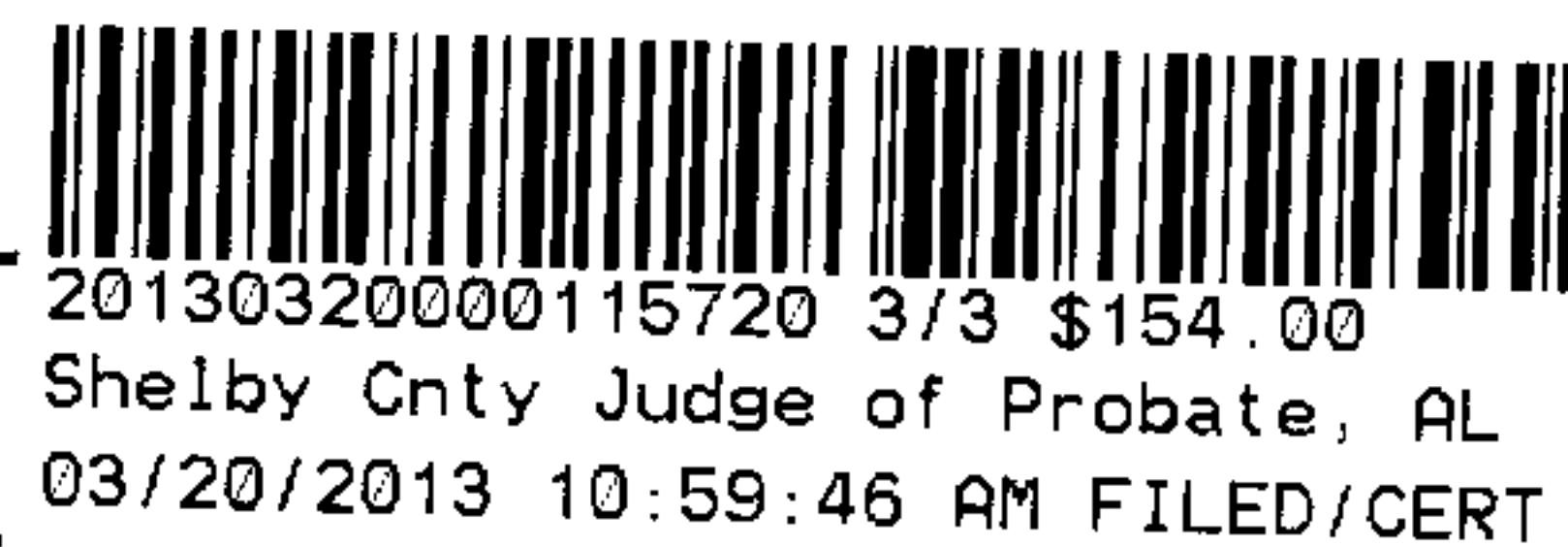
Property Address 1235 NABORS ST
MONTEVALLO AL

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 135,800

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 listed 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. Patricia Sue Hughes

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.

1235 Nabors Street, Montevallo AL 35115
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. - See attached

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). N/A

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 12/17/12

Print Thomas M. Hobson

Unattested

(verified by)

Sign

Patricia Sue Hughes
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1