

SEND TAX NOTICE TO:  
Mike Hughes and  
Patty Hughes  
246 Manhattan Lakes  
Columbiana, AL 35051

THIS INSTRUMENT PREPARED BY:  
Shannon Crull  
Shannon Crull, P.C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209  
(205) 868-1119

STATE OF ALABAMA )  
  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED WITH  
JOINT RIGHTS OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of Dollars (\$10.00), to the undersigned Grantor, in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, I/we, **R. J. Hughes, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mike Hughes and Patty Hughes** (herein referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described real estate, situated in SHELBY County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to: (i) those taxes and special assessments which are not yet due and payable; (ii) restrictions, reservations, conditions, easements, set back lines, right of ways, and limitations shown of record; and (iii) coal, oil, gas and other mineral or mining interests in, to or under the land herein described that are not owned by Grantor.


**NOTE: THIS DEED WAS PREPARED WITHOUT THE BENEFIT  
OF A SURVEY OR TITLE REVIEW.**

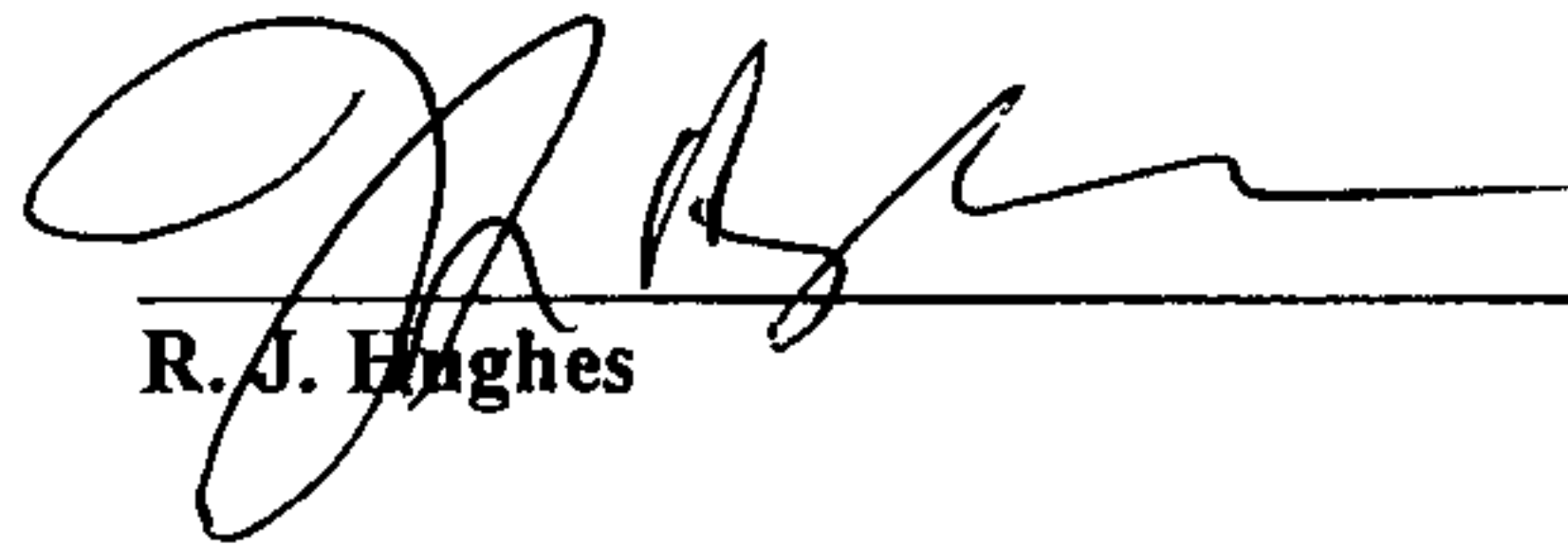
**SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF  
GRANTOR NOR THAT OF HIS SPOUSE.**

**TO HAVE AND TO HOLD** the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the Grantees, 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, and said survivor's heirs and assigns forever. And I/we do, for myself/ourselves and for my/our heirs, successors, executors and administrators, covenant with said Grantees, and their heirs and assigns, that I/we am/are lawfully seized in fee simple of said real estate; that said real estate is free from all liens and encumbrances, unless otherwise stated 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, and their heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I/we have hereunto caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Shelby County, AL 10/28/2013  
State of Alabama  
Deed Tax: \$6.00

  
20131028000426860 1/5 \$32.00  
Shelby Cnty Judge of Probate, AL  
10/28/2013 03:20:15 PM FILED/CERT

  
R. J. Hughes

STATE OF ALABAMA )

COUNTY OF SHELBY )

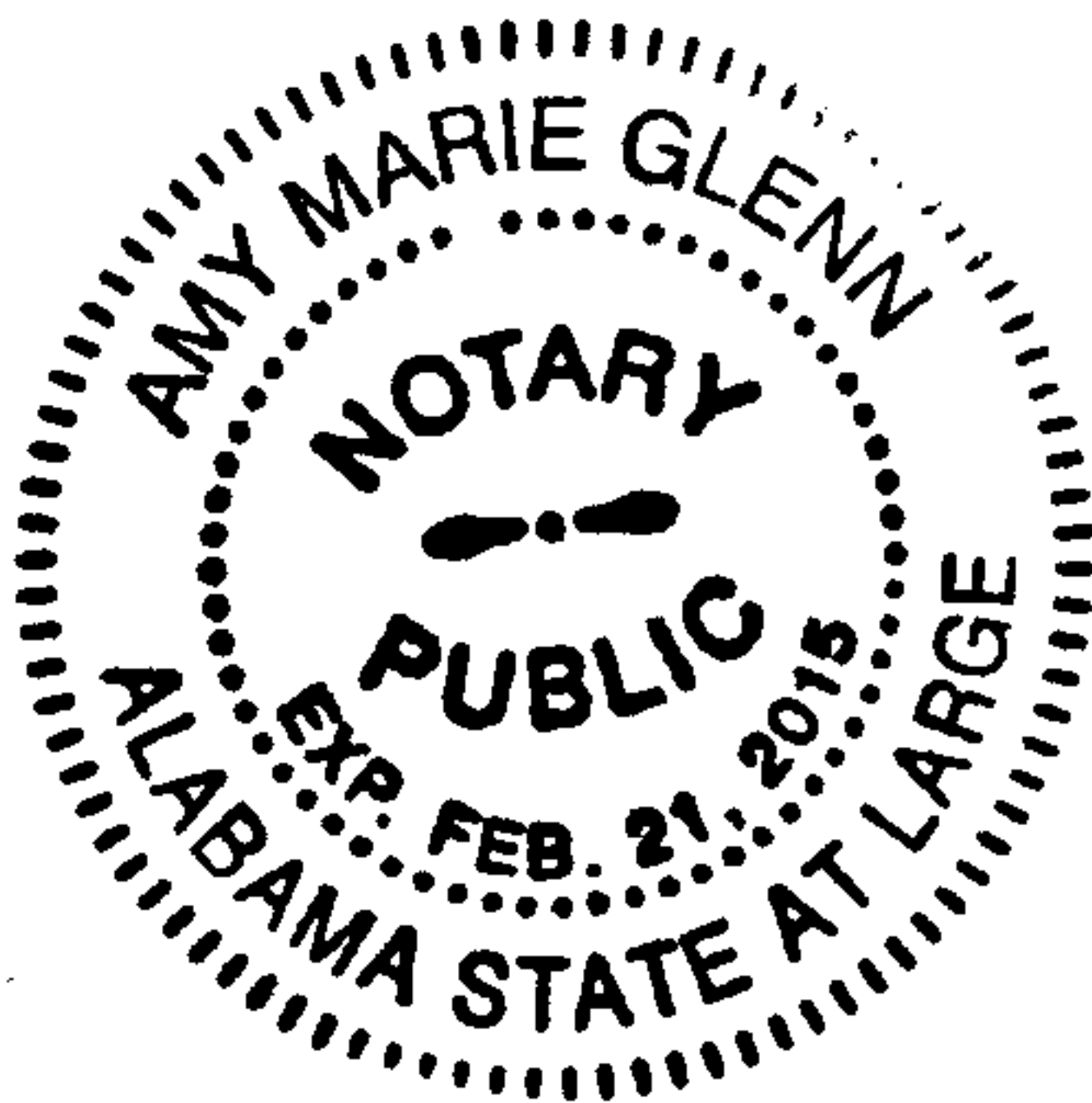
I, the undersigned, a Notary Public in and for said county in said state, hereby certify that R. J. Hughes, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, s/he executed the same voluntarily on the day the same bears date.


Given under my hand this 28 day of October, 2013.

[NOTARIAL SEAL]

  
Notary Public

My commission expires: 2/21/2015



  
20131028000426860 2/5 \$32.00  
Shelby Cnty Judge of Probate, AL  
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## EXHIBIT A

LOT 2 OF HUGHES FAMILY SUBDIVISION, RECORDED IN MAP BOOK 40, PAGE 120, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

FORMERLY KNOWN AS:

### TRACT I:

COMMENCE AT THE SE CORNER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 89 DEGREES 7 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 685.49 FEET; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 685.49 FEET; THENCE NORTH 1 DEGREE 36 MINUTES 46 SECONDS EAST A DISTANCE OF 434.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 23 MINUTES 14 SECONDS EAST A DISTANCE OF 400.00 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 46 SECONDS EAST A DISTANCE OF 443.43 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 14 SECONDS WEST A DISTANCE OF 400.00 FEET; THENCE SOUTH 1 DEGREE 36 MINUTES 46 SECONDS WEST, A DISTANCE OF 433.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30-FOOT INGRESS, EGRESS EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE NORTH 89 DEGREES 36 MINUTES 12 SECONDS EAST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 677.13 FEET; THENCE NORTH 0 DEGREES 21 MINUTES 39 SECONDS EAST A DISTANCE OF 210.13 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 0 SECONDS EAST A DISTANCE OF 171.59 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 30' INGRESS, EGRESS EASEMENT LYING 15' TO EITHER SIDE OF DESCRIBED CENTERLINE; THENCE NORTH 58 DEGREES 36 MINUTES 15 SECONDS EAST ALONG SAID CENTERLINE 44.62 FEET; THENCE NORTH 65 DEGREES 13 MINUTES 07 SECONDS EAST ALONG SAID CENTERLINE 249.88 FEET; THENCE NORTH 78 DEGREES 44 MINUTES 38 SECONDS EAST ALONG SAID CENTERLINE 65.71 FEET; THENCE SOUTH 84 DEGREES 18 MINUTES 12 SECONDS EAST ALONG SAID CENTERLINE 62.65 FEET; THENCE SOUTH 76 DEGREES 29 MINUTES 34 SECONDS EAST ALONG SAID CENTERLINE 162.80 FEET; THENCE SOUTH 85 DEGREES 11 MINUTES 17 SECONDS EAST ALONG SAID CENTERLINE 75.73 FEET; THENCE NORTH 75 DEGREES 3 MINUTES 45 SECONDS ALONG SAID CENTERLINE 35.43 FEET TO THE RIGHT OF WAY OF SHELBY COUNTY HWY 333 AND THE END OF SAID CENTERLINE. ACCORDING TO THE SURVEY OF RODNEY SHIFLETT, DATED OCTOBER 14, 2002.

ALSO, TOGETHER WITH A 20-FOOT INGRESS/EGRESS EASEMENT, LYING 20 FEET TO THE EAST OF AND PARALLEL TO THE FOLLOWING DESCRIBED LINE; COMMENCE AT THE SE CORNER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 89 DEGREES 7 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 685.49 FEET; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 685.49 FEET; THENCE NORTH 1 DEGREE 36 MINUTES 46 SECONDS EAST A DISTANCE OF 867.99 FEET TO THE POINT OF BEGINNING OF SAID PARCEL EASEMENT LINE; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 774.86 FEET TO THE POINT OF ENDING OF SAID PARALLEL EASEMENT LINE.

### TRACT II:

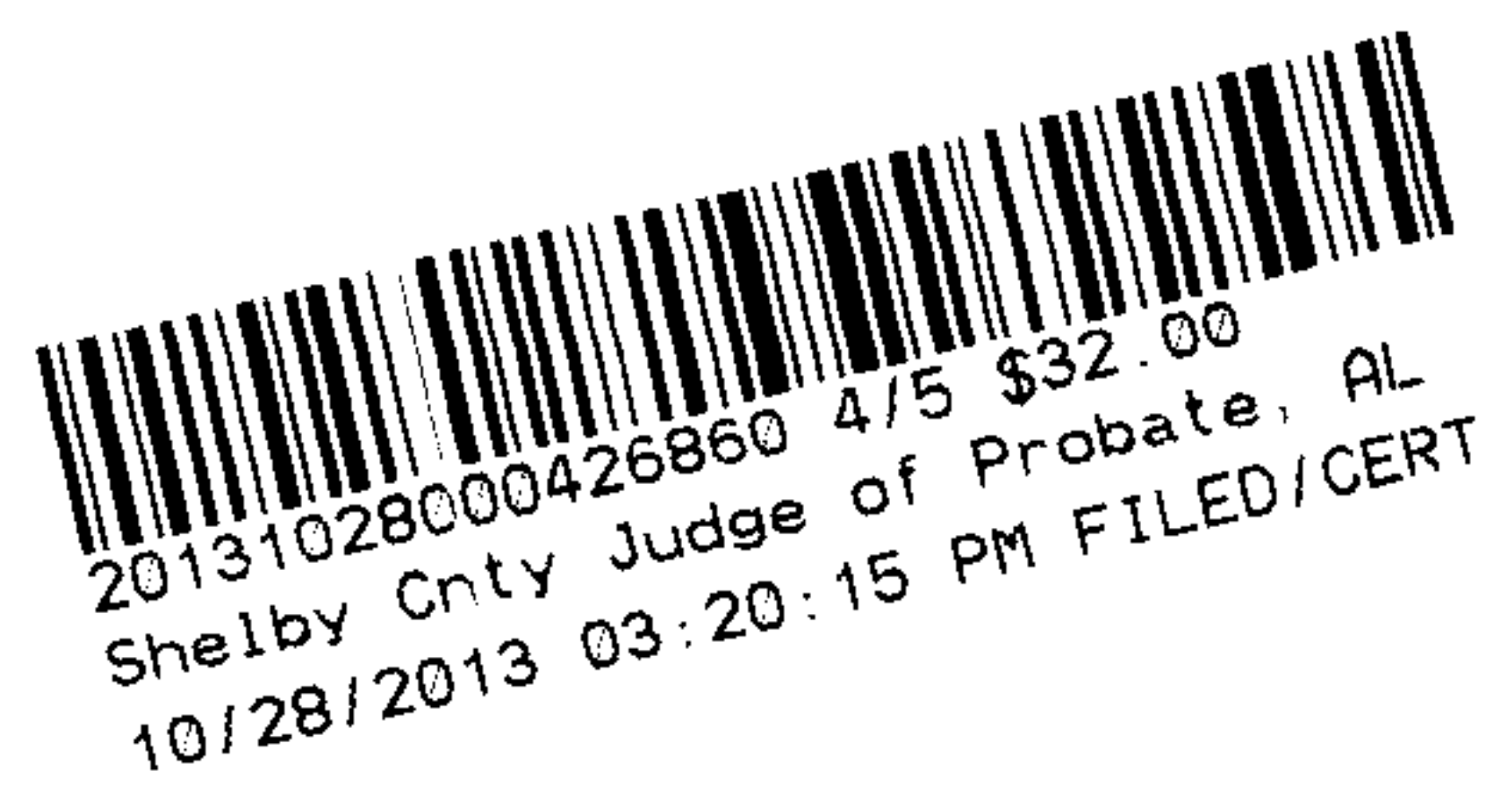
THE EAST 1/2 OF SW 1/4 OF SE 1/4, LESS ONE ACRE IN THE NW CORNER OF THE EAST 1/2 OF THE SW 1/4 OF SE 1/4, SECTION 15, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.



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**TRACT III:**

**ALL LAND NORTH OF YELLOW LEAF CREEK LOCATED IN THE NW 1/4 OF THE NE 1/4, SECTION 22, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.**





# Real Estate Sales Validation Form

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

Grantor's Name RS Hughes  
Mailing Address 300 Manhattan Lk  
Columbus AL 35051

Grantee's Name Mike + Patty Hughes  
Mailing Address 315 Manhattan Lk  
Columbus AL 35051

Property Address 246 Manhattan Lk  
Columbus AL 35051

Date of Sale 10-28-13  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 5,650

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 Deed

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 10-28-13

Print RS Hughes

☒ Unattested

Karen Melsen

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



20131028000426860 5/5 \$32.00  
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Print Form

Form RT-1