

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*

**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051



20150923000333870 1/3 \$47.00  
Shelby Cnty Judge of Probate, AL  
09/23/2015 03:57:19 PM FILED/CERT

*Send Tax Notice to:*

*x Angela S. Hughes  
x 24 Woodcrest Dr.  
Aberdeen, MS 39730*

## **WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **TWENTY SEVEN THOUSAND DOLLARS and NO/00 (\$27,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we *Angela S. Hughes, a single woman (herein referred to as Grantors)*, grant, bargain, sell and convey unto, *Angela S. Hughes* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached Exhibit A for Legal Description.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

Grantor and Grantee herein is the widow of Troy L. Hughes and his only surviving heir at law.

*Troy L. Hughes died 14 May 2015*

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 23 day of Sept, 2015.

*x Angela S. Hughes  
Angela S. Hughes*

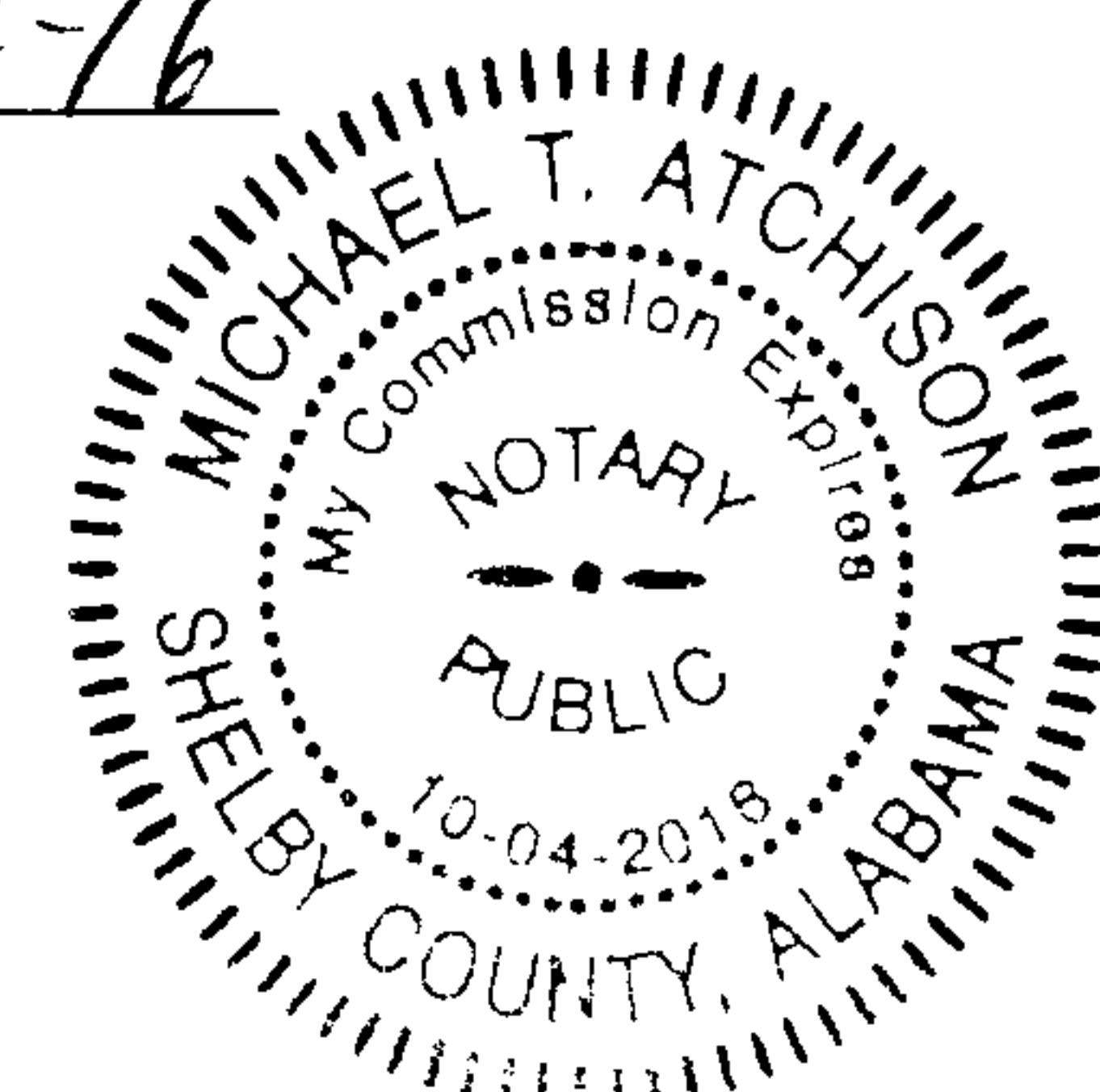
**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Angela S. 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of Sept, 2015.

*Michael T. Atchison*  
Notary Public  
My Commission Expires: 10-04-16

Shelby County, AL 09/23/2015  
State of Alabama  
Deed Tax: \$27.00

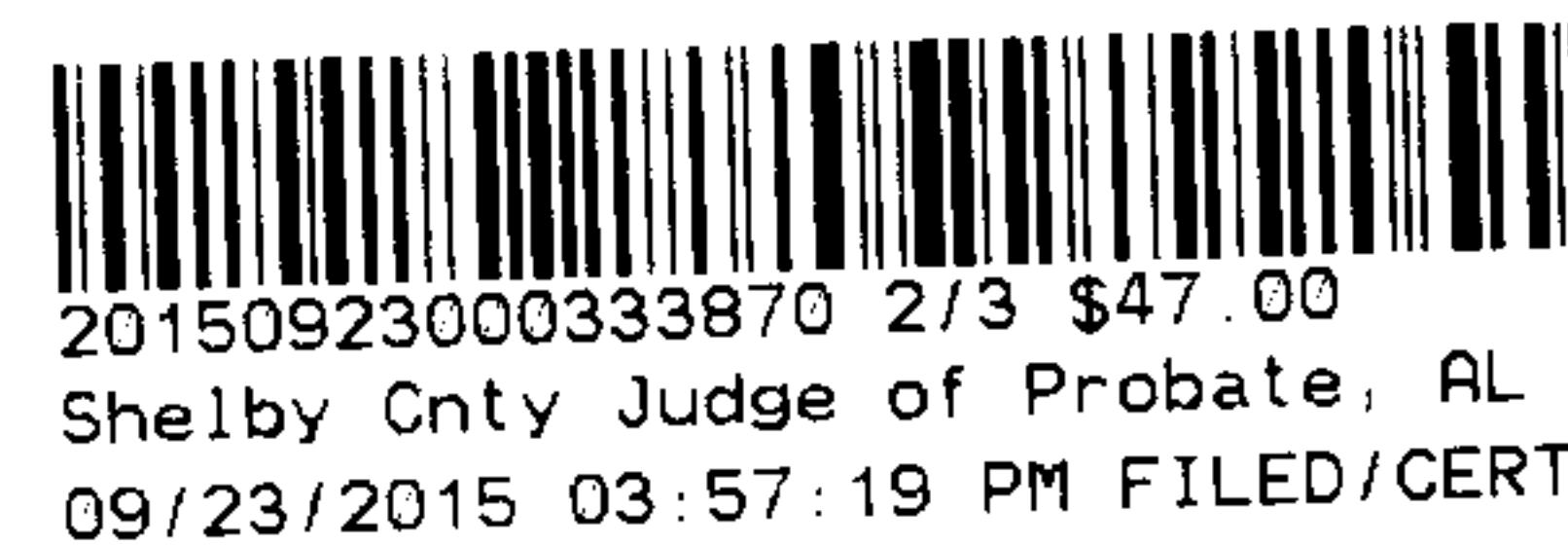


**EXHIBIT A – LEGAL DESCRIPTION**

Commence at the SW corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North along the west boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section for a distance of 400.0 feet to the point of beginning. From this beginning point turn an angle of 87 deg. 48' to the left and proceed N 89 deg. 48' W for a distance of 40.0 feet; thence N 16 deg. 59' W for a distance of 146.45 feet; thence proceed S 89 deg. 48' 49" E for a distance of 361.58 feet to a point on the west boundary of AL Highway No. 25; thence proceed S 48' 35" W along the west boundary of said highway for a distance of 144.53 feet; thence proceed N 89 deg. 48' 14 deg. 35' W for a distance of 242.38 feet to the point of beginning. The above described land is located in the N  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama.

Being the same property described in Deed Book 282 Page 827 in the Probate Office of Shelby County, Alabama.

And in Instrument # 2007101600047996, Probate Office, Shelby County, Alabama.



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

Grantor's Name

Angela S. Hughes  
24 Woodcrest DR  
Aberdeen MS 39730

Mailing Address

Grantee's Name

Angela S. Hughes  
24 Woodcrest DR  
Aberdeen MS 39730

Property Address

37047 Hwy 25  
Harpersville Al

Date of Sale

Total Purchase Price

9/22/2015

or

Actual Value

or

Assessor's Market Value

27,000.00

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 Heir property

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 9-23-15

Print

Angela S. Hughes

Unattested

Sign

\* Angela S. Hughes

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



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