

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

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WARRANTY DEED
Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY


20160205000037440 1/4 \$222.00
Shelby Cnty Judge of Probate, AL
02/05/2016 09:49:03 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Ninety Nine Thousand and no/100's Dollars (\$199,000.00)** to the undersigned,

Janet L. Wheeler, an unmarried woman

hereinafter referred to as grantor, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

Judy D. Hughes and James R. Hughes

hereinafter referred to as grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 42, according to the Survey of Amended Map of Greystone Highlands, Phase 2, as recorded in Map Book 19, Page 25, in the Probate Office of Shelby County, Alabama .

Subject to:

- 1. The lien of Ad Valorem taxes for the year 2016, and subsequent years. 2016 taxes are a lien but neither due nor payable until October 1, 2016.**
- 2. Municipal improvements, taxes, assessments and fire district dues against subject property, if any.**
- 3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.**
- 4. Easement as recorded in Real Volume 42, Page 223.**
- 5. Covenant and agreement for water service as set out in Real Volume 235, Page 611.**
- 6. Right of way granted to New Four Lane Highway #280 by instrument recorded in Lis Pendens 4, Page 509.**
- 7. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 1994-33988 and Map Book 19, Page 25, in the Probate Office of Shelby County, Alabama.**
- 8. Right of way granted to Cahaba Water Renovation as set forth in Real 42, Page 233, in the Office of the Judge of Probate of Shelby County, Alabama.**
- 9. Right of way granted to South Central Bell Telephone Company as set forth in Deed Book 324, Page 837, in the Office of the Judge of Probate of Shelby County, Alabama.**

Shelby County, AL 02/05/2016
State of Alabama
Deed Tax:\$199.00

10. Right of way granted to Alabama Power Company as set forth in Deed Book 109, Page 492; Deed Book 111, Page 402; Deed Book 127, Page 336; Deed Book 160, Page 403 and Deed Book 173, Page 191.

11. Right of way granted to Shelby County as set forth in Deed Book 95, Page 530, in the Office of the Judge of Probate of Shelby County, Alabama.

12. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 4, Page 486; Deed Book 4, Page 485 and Map Book 19, Page 25, in the Probate Office of Shelby County, Alabama.

The grantor, Janet L. Wheeler is the surviving grantee in that deed recorded in Instrument 20040709000378880 in the Office of the Judge of Probate of Shelby County, Alabama, the other grantee, Mary E. Wheeler having died on or about the 21st day of January, 2009.

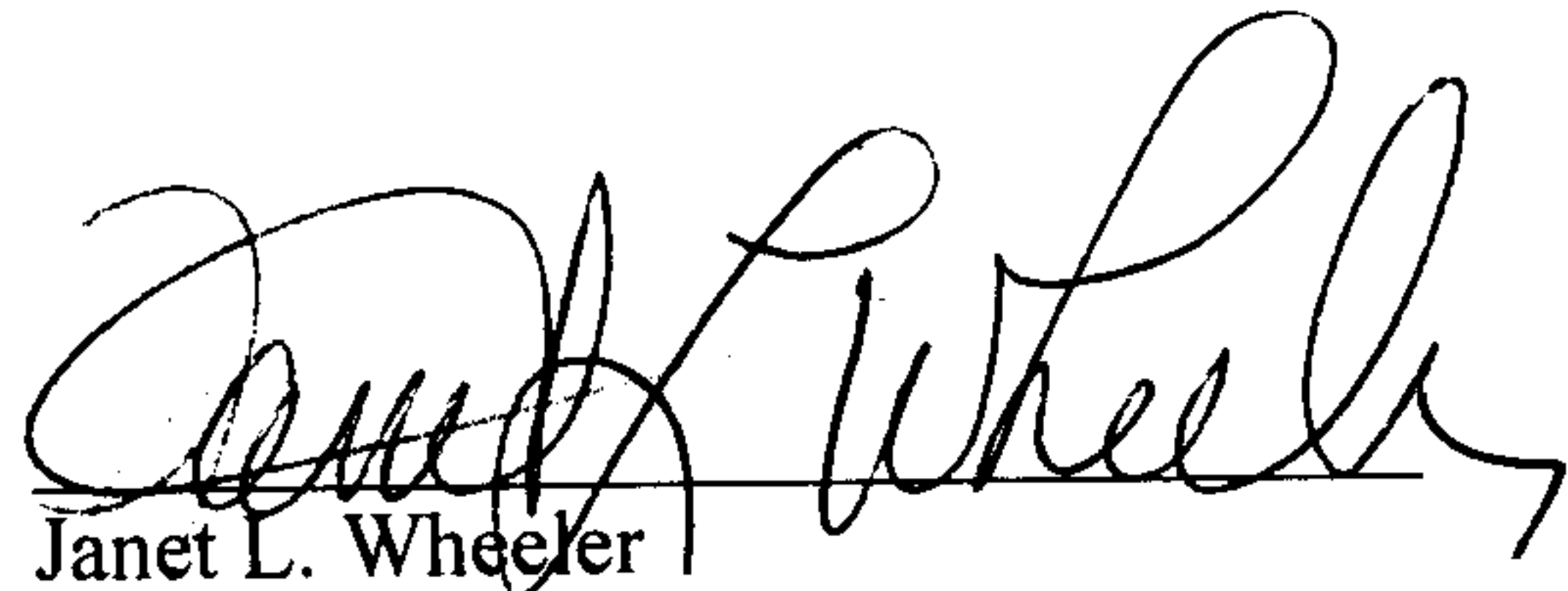
TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this the 29th day of January, 2016.

WITNESS:

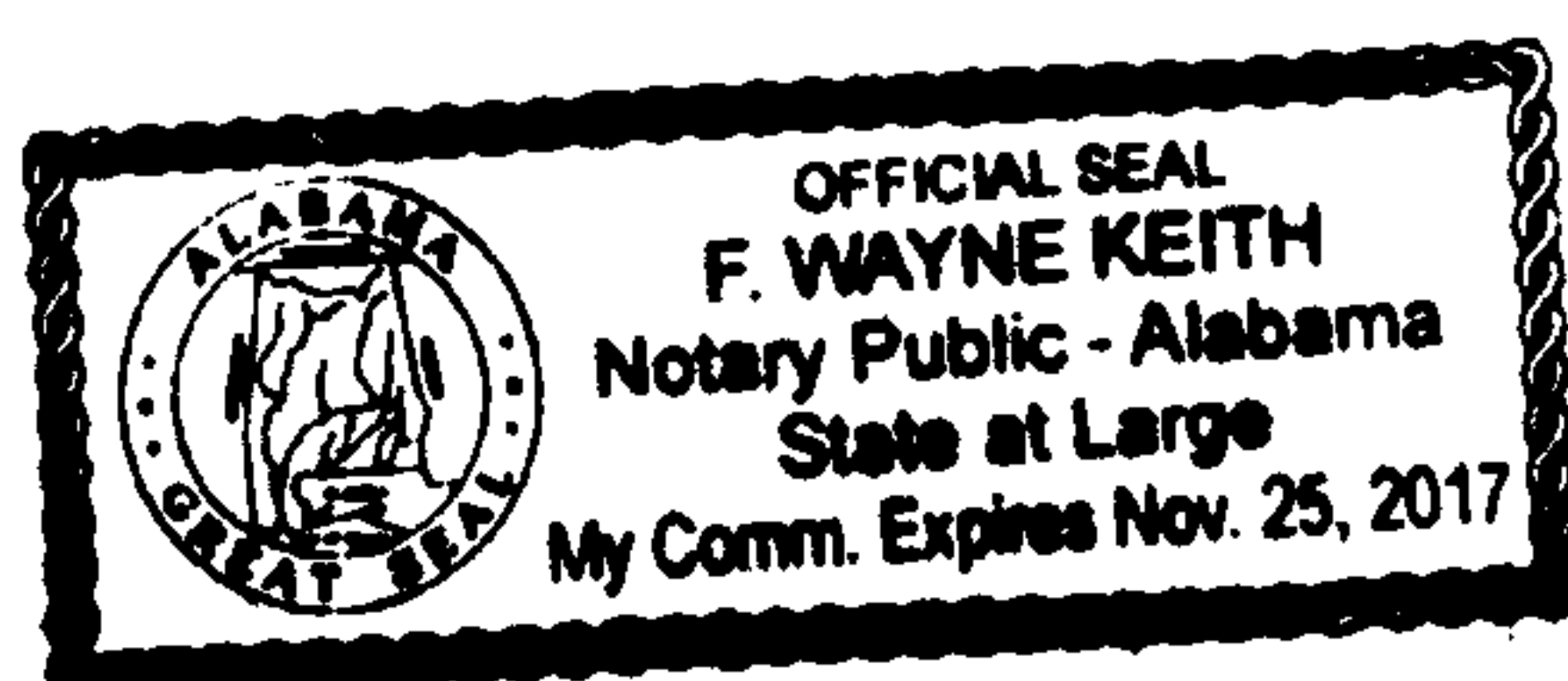
STATE OF ALABAMA
SHELBY COUNTY

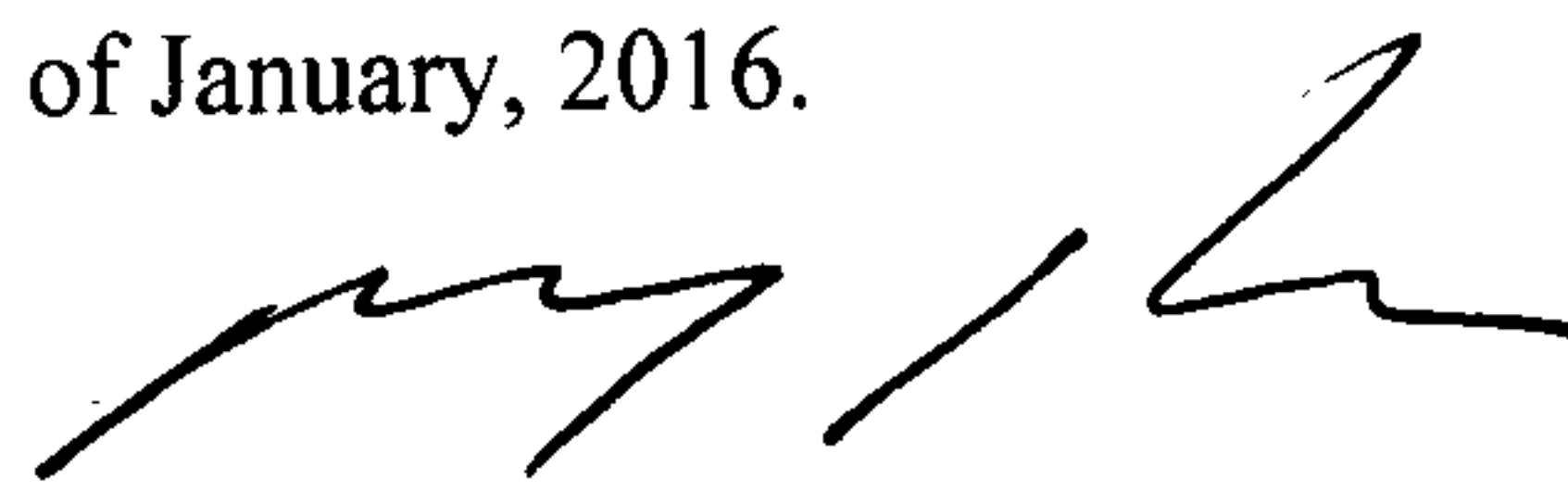

Janet L. Wheeler


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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Janet L. Wheeler, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, 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 seal this the 29th day of January, 2016.




Notary Public

SEND TAX NOTICE TO:
Judy D. Hughes and James R. Hughes
812 Greystone Highlands Drive
Birmingham, Alabama 35242



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Real Estate Sales Validation Form

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

Grantors' Name: Janet L Wheeler

Mailing Address : 5101 Teresa Drive
Milton, FL 32583

Grantee's Name: Judy D Hughes
James R Hughes

Mailing Address: 812 Greystone Highlands Drive
Birmingham, AL 35242

Property Address: See legal description on deed

Date of Transfer: January 29, 2016

Total Purchase Price \$199,000.00

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



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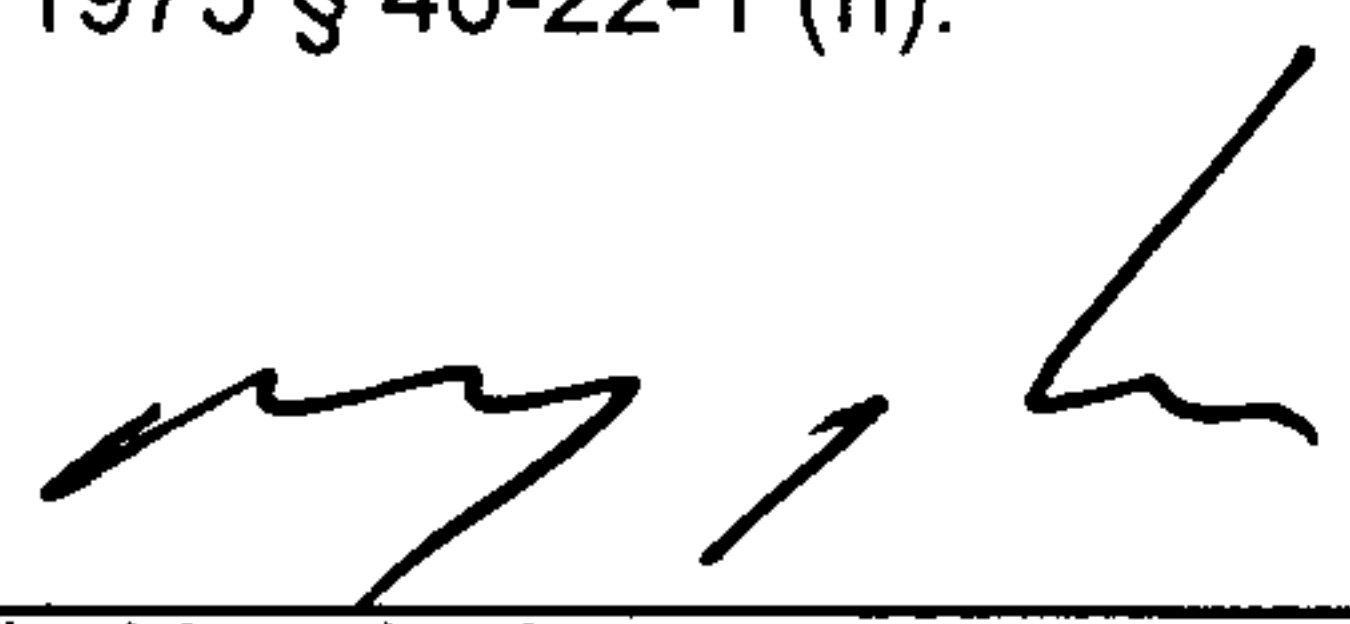
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: January 29, 2016

x

Sign


verified by closing agent
F. Wayne Keith Attorney

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