

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

20160729000267560
07/29/2016 01:20:54 PM
CORDEED 1/2

*Re-recorded to correct sales price
(consideration) - Original instrument
Send Tax Notice to: **20160531000185340**
John S. Hughes & Sonya D. Hughes
33 The Oaks Circle
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

**JOINT WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$220,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **J&J HOOVER, LLC, a Colorado limited liability company, by Joseph M. Cornell, Managing Member** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **JOHN S. HUGHES and SONYA D. HUGHES** (hereinafter 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, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 33, according to the Survey of The Oaks, as recorded in Map Book 10 at Page 89, in the Probate Office of Shelby County, Alabama records.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$176,000.00 of the above-recited purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

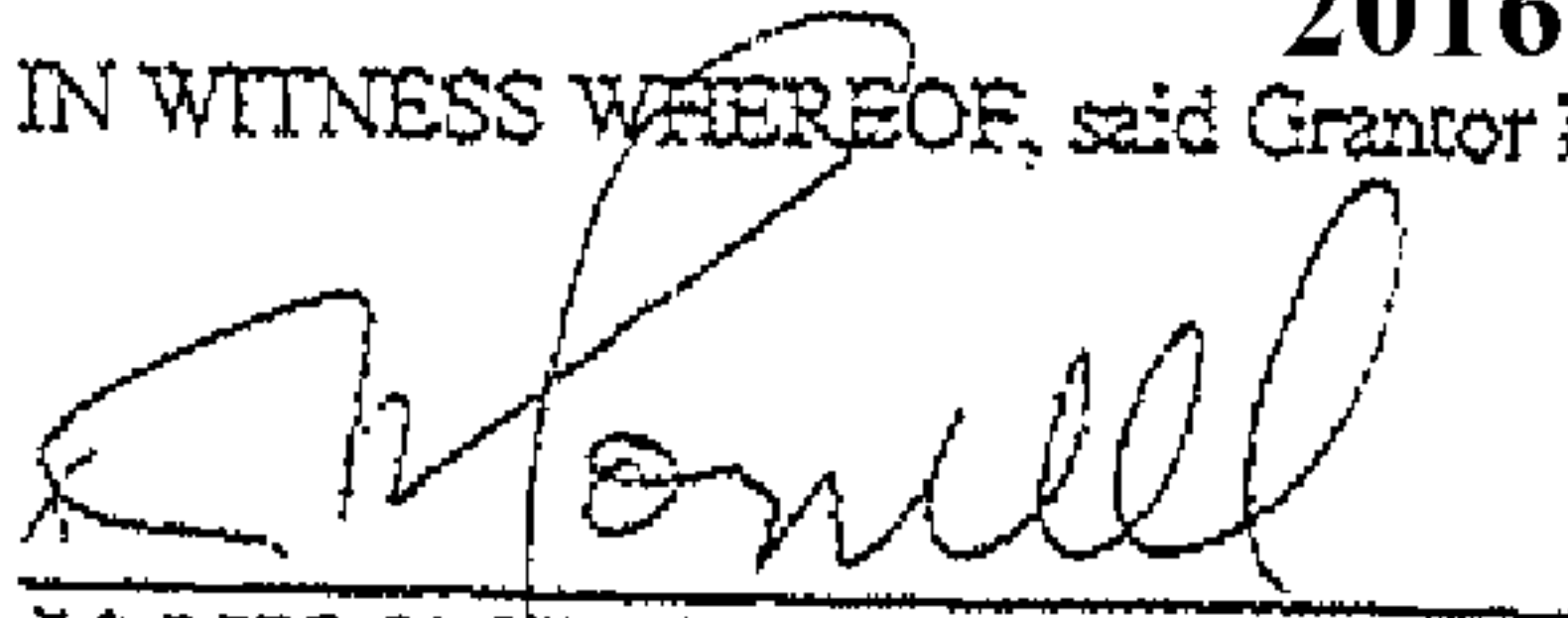
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions, Exceptions and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

20160531000185340 05/31/2016 12:10:24 PM DEEDS 2/3

20160729000267560 07/29/2016 01:20:54 PM CORDEED 2/2

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 26 day of May, 2016.



J&J HOOVER, LLC

By Joseph M. Cornell, Managing Member

STATE OF ~~ALABAMA~~

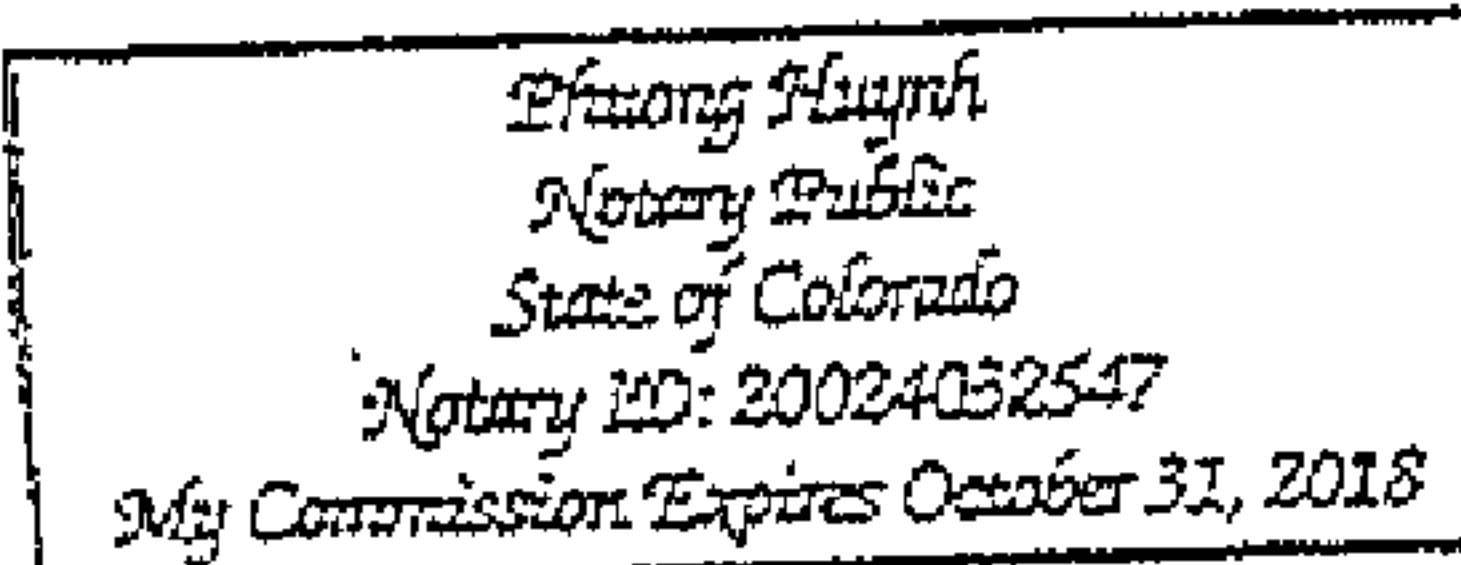
COUNTY OF ~~JEFFERSON~~

Colorado
Denver

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JOSEPH M. CORNELL, Managing Member of J&J HOOVER, LLC, a Colorado limited liability company, 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 instrument, he, as Managing Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of May, 2016.


NOTARY PUBLIC
My commission expires: October 31, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/29/2016 01:20:54 PM
\$19.00 CHERRY
20160729000267560

