

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Cherity Faith Hughes
153 Bulldog Ln.
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **SEVENTEEN THOUSAND FIVE HUNDRED AND NO/00 DOLLARS (\$17,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Anna Hughes, a married woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Cherity Faith Hughes (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

SUBJECT TO:

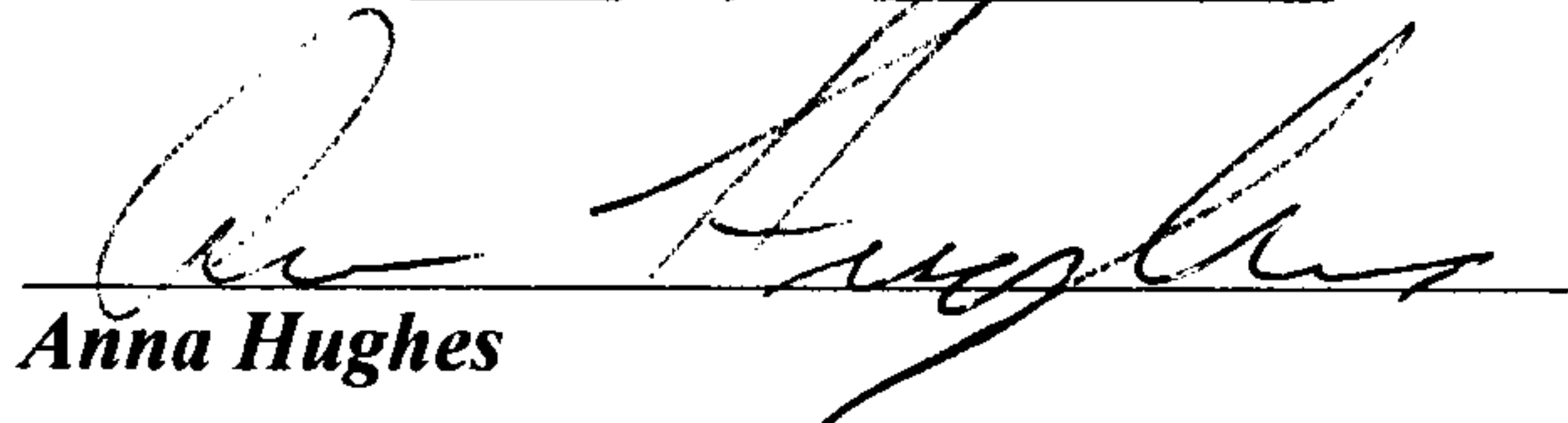
1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

Anna Hughes and Anna Dover Hughes are one in the same person. Property described herein constitutes no part of the homestead of the grantor herein or her spouse.

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.

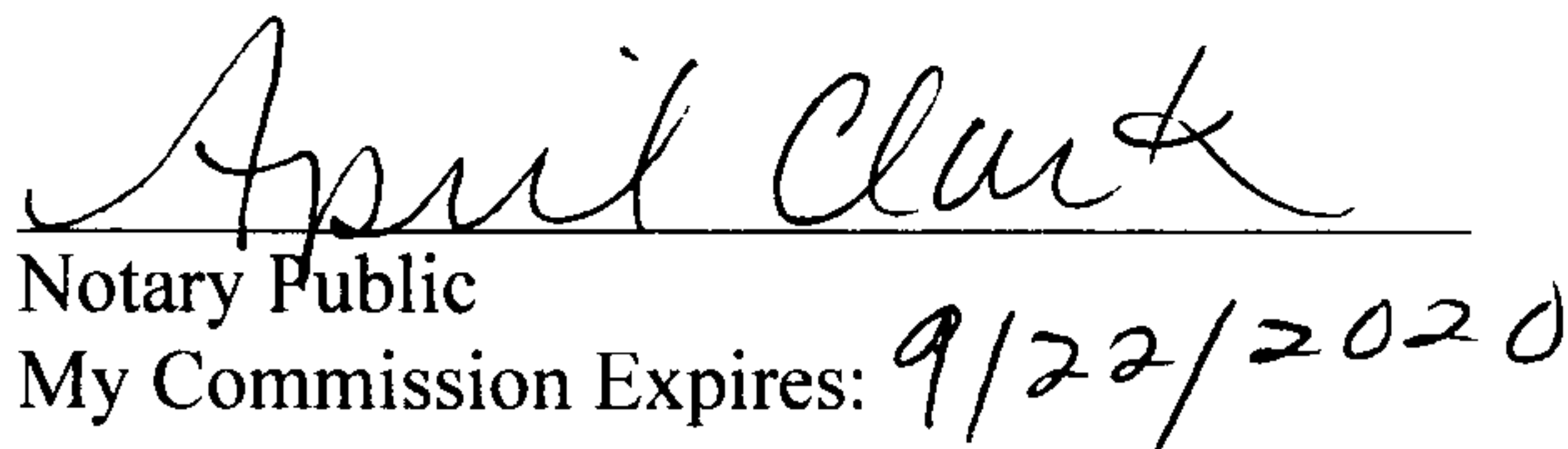
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of October, 2016.


Anna Hughes

STATE OF ALABAMA)
COUNTY OF Shelby)

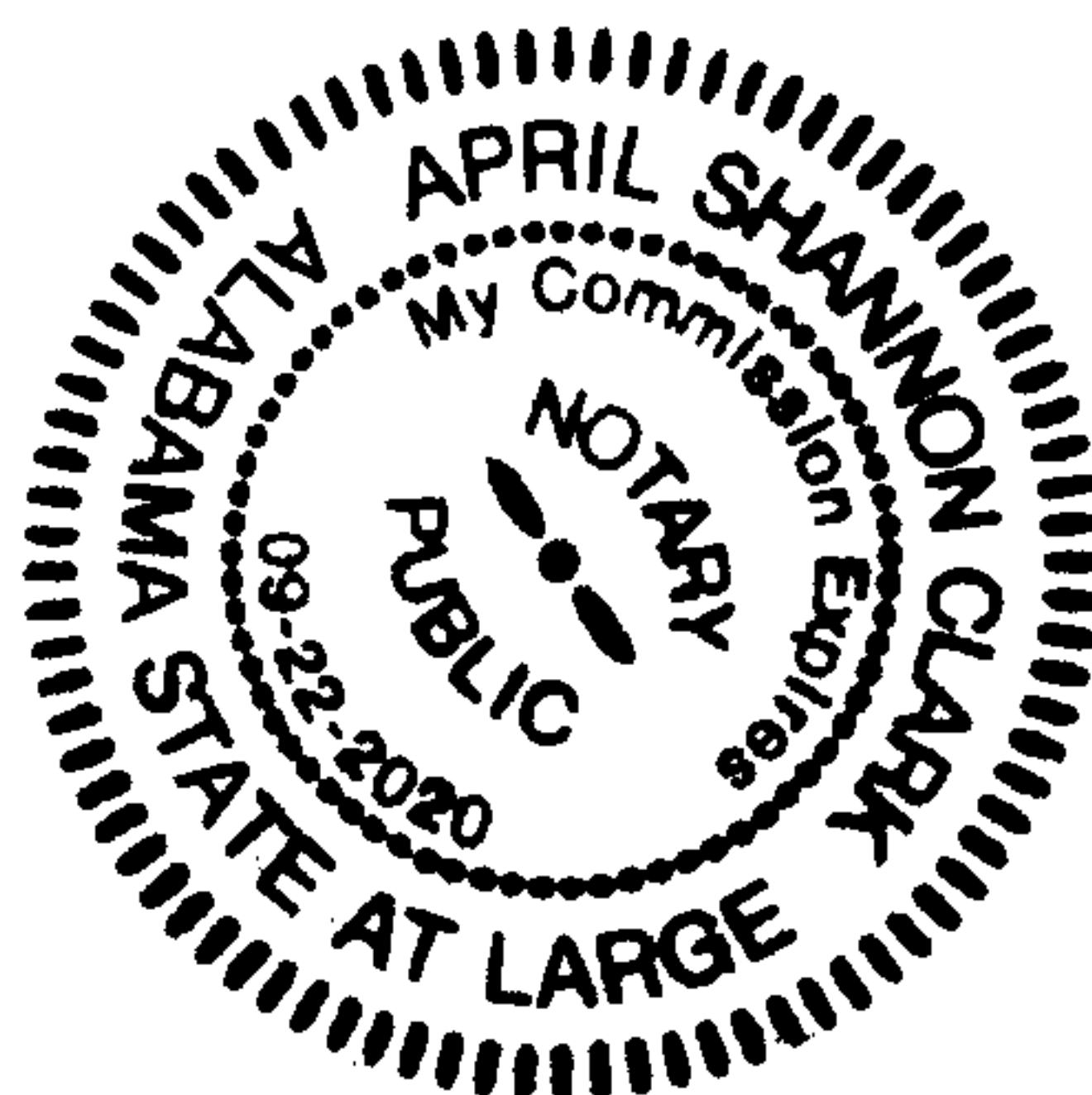
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ANNA HUGHES, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October, 2016.


Notary Public
My Commission Expires: 9/22/2020


20161101000400020 1/3 \$38.50
Shelby Cnty Judge of Probate, AL
11/01/2016 12:06:55 PM FILED/CERT

Shelby County, AL 11/01/2016
State of Alabama
Deed Tax: \$17.50



EXHIBIA A—LEGAL DESCRIPTION

Parcel 1

Commence at the NE corner of Section 5, Township 22, Range 1 West, and run West along the North line of said Section 820 feet to a point; thence turn to the left and run South parallel to the East line of said section 240 feet to the point of beginning; thence turn to the right and run in a westerly direction parallel with the North line of said Section 105 feet; thence turn to the left and run in a Southerly direction parallel with the East line of said Section 420 feet to a point; thence turn to the left and run in an Easterly direction parallel with the North line of said Section 105 feet to a point; thence turn to the left and run in a Northerly direction parallel with the East line of said Section 420 feet to the point of beginning of the lot herein described; said property being the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 5, Township 22 South, Range 1 West. Situated in Shelby County, Alabama.

Parcel 2

Commence at the SE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 22 South, Range 1 West, Shelby County, Alabama; thence S89°34'34" W, a distance of 660.00'; thence N01°01'26"W, a distance of 135.00' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 136.00'; thence S89°34'38"W, a distance of 160.77'; thence S01°01'26"E, a distance of 136.00'; thence N89°34'38" E, a distance of 160.77' to the POINT OF BEGINNING.


20161101000400020 2/3 \$38.50
Shelby Cnty Judge of Probate, AL
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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

Grantor's Name Anna Hughes Grantee's Name Cherity Faith Hughes
Mailing Address 153 Bulldog Ln Mailing Address 153 Bulldog Lane
Columbiana, AL 35051 Columbiana, AL 35051

Property Address Vacant Property Date of Sale 10/27/16
Columbiana, AL 35051 Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 17,500.00

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 ☒ Appraisal
☐ Sales Contract ☒ Other
☐ Closing Statement tax value

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 10/27/16 Print Cherity Faith Hughes
Unattested _____ Sign [Signature]
(verified by) (Grantor/Grantee Owner/Agent) circle one

20161101000400020 3/3 \$38.50
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