
20161213000454900 1/8 \$42.00
Shelby Cnty Judge of Probate, AL
12/13/2016 01:19:44 PM FILED/CERT

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

Index under the following names:
Betty H. Hughes
Henry Elwin Hughes
Henry E. Hughes
George Elwin Hughes
Steven Wayne Hughes
James Neil Hughes
Betty G. Hughes
Carlo Jo Hughes

AFFIDAVIT EVIDENCING CONVEYANCE AND TITLE TO REAL PROPERTY

Personally appeared before me, the undersigned Notary Public in and for said County in said State, JAMES NEIL HUGHES, who being first duly sworn on oath, deposes and states as follows:

1. My name is James Neil Hughes. I am over the age of 21 years and reside at 5508 Lakes Edge Drive, Birmingham, Alabama 35242.

2. I was a son of Henry Elwin Hughes, also known as Henry E. Hughes (hereinafter "Henry Hughes") and his wife, Betty H. Hughes (hereinafter "Betty H. Hughes"), and I have personal knowledge of the matters and things set forth herein.

3. Betty H. Hughes died on or about February 8, 2002, owning an undivided one-half (1/2) interest in the following described real property situated in Shelby County, Alabama (the "Subject Property"), to-wit:

A tract of land containing six (6) acres more or less and being a part of the original W. L. Hughes and wife Edna E. Hughes property as recorded in Deed Book 140, Page 320 in the office of the Judge of Probate of Shelby County, Alabama, described as follows: The East 285 feet of the following described property; Begin at the Northeast corner of Section 30, Township 19 South, Range 1 East, and run West along the North line of said Section, 630 feet; thence South to a point on the North side of the Right of Way of the Florida Short Route Highway which is 630 feet West of the East line of said Section; thence Northeasterly along the North line of said Right of Way to the East line of said Section 30, thence North along section line to the point of beginning.

4. With respect only to the undivided one-half (1/2) interest in the Subject Property owned by Betty H. Hughes at the time of her death, I hereby state the following:

(a) The Last Will and Testament of Betty H. Hughes dated December 21, 2001 (the "Betty H. Hughes Will"), was duly admitted to probate in the Probate Court of Jefferson County, Alabama, in Case No. 177411, and, pursuant to Letters Testamentary issued in said case on February 14, 2002, George Elwin Hughes and I were appointed as Personal Representatives of her Estate.

(b) Pursuant to the terms of the Betty H. Hughes Will, the residue of Betty H. Hughes' estate, of which Betty H. Hughes' undivided one-half (1/2) interest in the Subject Property formed a part, was to be held in a trust entitled "Henry's Special Needs Trust" for the benefit of her husband, Henry Hughes, during his lifetime (said trust being hereinafter referred to as "Henry's Special Needs Trust"), and of which George Elwin Hughes and I were appointed as Trustees thereof. The Betty H. Hughes Will further provided that if either George Elwin Hughes or I died or were otherwise unable for any reason to serve as a Trustee, then the other or survivor of us would serve as sole Trustee. Accordingly, upon the death of George Elwin Hughes, also known as George E. Hughes, on or about March 8, 2010, as evidenced by a copy of his death certificate attached hereto, I became sole Trustee of Henry's Special Needs Trust.

(c) Pursuant to deed from George Elwin Hughes and James Neil Hughes, as Personal Representatives of the Estate of Betty H. Hughes, Deceased (as "Grantor"), to George Elwin Hughes and James Neil Hughes, Trustees of Henry's Special Needs Trust Established under the Last Will and Testament of Betty H. Hughes, dated December 21, 2001 (as "Grantee"), which deed was dated December 16, 2002, and filed for record on January 2, 2003, in Instrument No. 20030102000002650 in the Probate Office of Shelby County, Alabama, there was conveyed to the said Grantee the undivided one-half (1/2) interest in the Subject Property owned by Betty H. Hughes at the time of her death (the "Trust Property Interest").

(d) Henry Hughes died on or about September 25, 2004, as evidenced by the attached copy of his death certificate, and, pursuant to the terms of the Betty H. Hughes Will, upon the death of Henry Hughes, the Trust Property Interest was allocated into three (3) separate equal shares for the then living sons of Betty H. Hughes, namely, George Elwin Hughes, Steven Wayne Hughes and me, James Neil Hughes (each such share being hereinafter referred to as a "Son's Share"), resulting in each such Son's Share being allocated an undivided one-sixth (1/6) interest in the Subject Property.

(e) The Betty H. Hughes Will further provided that the respective Son's Shares allocated to George Elwin Hughes and Steven Wayne Hughes were to be transferred and paid over to such sons, free of trust, and that the Son's Share allocated to me was to be held in a trust entitled "Neil's Trust", and, pursuant to the terms of Betty H. Hughes Will, I was appointed as the sole Trustee of said Neil's Trust.

(f) Pursuant to the foregoing, and notwithstanding that no actual legal conveyance of any said Son's Shares was made, each of the Son's Shares allocated to George Elwin Hughes and Steven Wayne Hughes would have been vested in them at the time of the death of Henry Hughes, and the Son's Share allocated to me continued to be held in trust, as a part of Neil's Trust, by me as Trustee thereof.

5. With respect to the other undivided one-half (1/2) interest in the Subject Property which was not owned by Betty H. Hughes at the time of her death, I state the following:

(a) As evidenced by those certain separate Affidavits of Heirship and Devolution of Title to Real Property being recorded simultaneously herewith and executed by my brother, Steven Wayne Hughes, and my cousin, Harrison Leroy Hughes, relating to the intestate estates of William Lee Hughes, also known as Willie Lee Hughes, W. L. Hughes and W. Lee Hughes, and his wife, Edna M. Hughes, also known as Edna E. Hughes (collectively, the "W.L. Hughes Heirship Affidavits"), at the time of the death of my father, Henry Hughes, by operation of law, there was vested in the said Henry Hughes individually an undivided one-half (1/2) interest in the Subject Property.

(b) As evidenced by those certain separate Affidavits of Heirship and Devolution of Title to Real Property being recorded simultaneously herewith and executed by my brother, Steven Wayne Hughes, and my cousin, Harrison Leroy Hughes, relating to the intestate estate of my father, Henry Hughes (collectively, the "Henry Hughes Heirship Affidavits"), following the death of my father, Henry Hughes, by operation of law, the undivided one-half (1/2) interest in the Subject Property which had been vested in him

at the time of his death would have passed in equal shares to the sons of Henry Hughes, namely George Elwin Hughes, Steven Wayne Hughes and me, James Neil Hughes, and been vested in each of us upon the death of my father, Henry Hughes.

6. By virtue of the foregoing provisions regarding ownership of each of the respective undivided one-half (1/2) interests in the Subject Property as described in Paragraphs 4 and 5 hereof, following the death of my father, Henry Hughes, the ownership of the entire Subject Property would have been vested as follows:

(a) An undivided one-third (1/3) interest in the Subject Property would have been vested in George Elwin Hughes, individually;

(b) An undivided one-third (1/3) interest in the Subject Property would have been vested in Steven Wayne Hughes, individually;

(c) An undivided one-sixth (1/6) interest in the Subject Property would have been vested in me, individually; and

(d) An undivided one-sixth (1/6) interest in the Subject Property would have been vested in me, as the Trustee of Neil's Trust.

7. Upon belief that I held title, both individually and as Trustee of Neil's Trust, to a total undivided one-third (1/3) interest in the Subject Property, although not deeded according to law, but as evidenced by Bill of Sale dated March 4, 2009 (the "Bill of Sale"), a copy of which is attached hereto, I sold all of my undivided interest in the Subject Property to my brothers, George Elwin Hughes and Steven Wayne Hughes (incorrectly named in the Bill of Sale as Stephen Wayne Hughes), subject to the provisions of said Bill of Sale regarding the division of any proceeds resulting from the sale of the Subject Property which are in excess of \$70,000.00. I hereby confirm that, in my execution of the Bill of Sale, it was my intention to convey all of the undivided interest to which title was vested in me, both individually and as Trustee of Neil's Trust, notwithstanding that the Bill of Sale made no reference to my execution of the Bill of Sale being both in my individual capacity and in my capacity as Trustee of Neil's Trust.

8. By virtue of all of the foregoing, immediately following the conveyance evidenced by the Bill of Sale referred to in the preceding paragraph, but subject to the rights retained by me in the Bill of Sale, the ownership of the Subject Property would have been vested solely in my brothers, George Elwin Hughes and Steven Wayne Hughes, in equal undivided interests.

9. In furtherance and confirmation of the foregoing, and acknowledging that my brother George Elwin Hughes is now deceased as hereinabove provided, by my execution hereof, I, both individually, and in my capacity as Trustee of Neil's Trust, hereby **REMISE, RELEASE, QUITCLAIM AND CONVEY**, in equal undivided interests, to my brother, Steven Wayne Hughes, and to the heirs at law of my deceased brother, George Elwin Hughes, any and all right, title, interest and claim which I have or may have had as of March 4, 2009 or at any other time, in and to the Subject Property, whether in my individual capacity or in my capacity as Trustee of Neil's Trust.

10. Together with the undivided interests which are or should have been heretofore vested in my brother, Steven Wayne Hughes, and my brother, George Elwin Hughes (or his heirs at law), title to the entire Subject Property should now be vested solely in my brother, Steven Wayne Hughes, as to an undivided one-half (1/2) interest therein, and in the heirs at law of my deceased brother, George Elwin Hughes, as to an undivided one-half (1/2) interest therein (the sole heirs at law of my deceased brother, George Elwin Hughes, being his wife, Betty G. Hughes, and his daughter, Carla Jo Hughes).

This Affidavit is made for the purpose of establishing the current ownership of the Subject Property, with the knowledge that this Affidavit may be used as evidence in court, or filed for record in any Probate Office for future reference.

Further the Affiant sayeth not.

**- Remainder of Page Intentionally Left Blank -
Signature Page Follows -**

Done and dated this 8th day of December, 2016.

James Neil Hughes
James Neil Hughes, individually, and as Trustee of Neil's
Trust created under the Last Will and Testament of Betty H.
Hughes, Deceased

STATE OF ALABAMA)
COUNTY OF TALLADEGA)


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Neil Hughes, whose name, individually and as Trustee of Neil's Trust created under the Last Will and Testament of Betty H. Hughes, Deceased, is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of December, 2016.

{ SEAL }

Sharon L. Hickman
Notary Public
My Commission Expires: 3-21-18

This instrument prepared by:
Katherine N. Barr, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727


20161213000454900 5/8 \$42.00
Shelby Cnty Judge of Probate, AL
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ALABAMA

Center for Health Statistics

ALABAMA

CERTIFICATE OF DEATH

04-32549

Block File Number 101

BCB

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|---|--|--|--|--|--|
| 1. DECEASED - NAME Henry Elwin HUGHES | | 2. DATE OF DEATH (Month, Day, Year) September 25, 2004 | | 3. COUNTY OF DEATH Montgomery | |
| 4. CITY, TOWN, OR LOCATION OF DEATH AND ZIP CODE Montgomery 36107 | | 5. DECEASED'S US CITIZENSHIP Yes | | 6. PLACE OF DEATH - HOSPITAL OR OTHER INSTITUTION - If not hospital, give street and number Crown Health Care of Montgomery | |
| 7. IF HOSPITAL (Specify location, St or Department, Bldg) No | | 8. IF HOSPITAL (Specify location, St or Department, Bldg) No | | 9. RACE - (Specify American Indian, Black, White, etc.) White | |
| 10. SEX Male | | 11. AGE 82 | | 12. DATE OF BIRTH (Month, Day, Year) January 03, 1922 | |
| 13. DECEASED'S SOCIAL SECURITY NUMBER No | | 14. DECEASED'S MARRITAL STATUS Widowed | | 15. DECEASED'S OCCUPATION (Specify kind of work done during week of week of death) Steel Fabricator | |
| 16. STATE OF BIRTH (If not in USA, state country) Alabama | | 17. RESIDENCE - STATE Alabama | | 18. COUNTY Montgomery | |
| 19. CITY, TOWN, OR LOCATION AND ZIP CODE Montgomery 36017 | | 20. STREET AND NUMBER 1837 Upper Wetumpka Rd | | 21. INFORMANT - Name and Address James N. Hughes Sterrett, AL 35147 | |
| 22. FATHER - NAME Willie Lee Hughes | | 23. MOTHER - NAME Edna Minor | | 24. DECEASED'S PLACE OF BIRTH (Specify kind of work done during week of week of death) Burial | |
| 25. DATE OF DEATH Sept 27, 2004 | | 26. CEMETERY OR CREMATORIUM - Name Elmwood Cemetery | | 27. LOCATION - City or Town - State Birmingham, AL | |
| 28. FUNERAL HOME - Name and Address 9012 Parkway East B'ham, AL 35206 | | 29. FUNERAL DIRECTOR - Signature James Lincoln | | 30. DATE SIGNED BY FUNERAL DIRECTOR Oct 1, 2004 | |
| 31. SIGNATURE OF PHYSICIAN (Physician certifying cause of death) Malcolm Brown MD | | 32. DATE SIGNED BY PHYSICIAN 9/27/04 | | 33. DATE SIGNED BY PHYSICIAN 9/27/04 | |
| 34. TIME AND DATE OF DEATH 0715 9/25/04 | | 35. DATE AND TIME MEDICAL RECORDS DELETED (If any) Malcolm Brown MD | | 36. NAME AND TITLE OF PERSON WHO COMPLETED DEATH CERTIFICATE Malcolm Brown MD | |
| 37. ADDRESS OF PERSON WHO COMPLETED DEATH CERTIFICATE 1837 Upper Wetumpka Road, Montgomery, AL 36107 | | 38. SIGNATURE OF REGISTRAR Brenda Davis | | 39. DATE SIGNED BY REGISTRAR Oct 6, 2004 | |

MEDICAL CERTIFICATION

| | | | |
|---|--|---|--|
| 40. PART I. Enter the disease, injury, or complication that caused the death. Do not enter the cause of death, such as cardiac arrest, respiratory arrest, shock, or trauma unless it is the direct cause of death. ONLY ONE CAUSE ON EACH LINE. | | 41. APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH Years | |
| 42. IMMEDIATE CAUSE (Final disease or condition resulting in death) Alzheimer's Disease | | 43. DUE TO OR AS A CONSEQUENCE OF: a. DUE TO OR AS A CONSEQUENCE OF: b. DUE TO OR AS A CONSEQUENCE OF: c. DUE TO OR AS A CONSEQUENCE OF: | |
| 44. PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I. Prostate Carcinoma, Left hip fracture | | 45. WERE THERE A PREGNANCY IN LAST 12 MONTHS (Specify Yes, No, or U.N.K.) No | |
| 46. MANNER OF DEATH (Specify: Accidents, Poisoning, Suicide, Undetermined, Circumstances Pending Investigation, Natural Cause) Natural Cause | | 47. IF YOU, were involved in observing cause of death? (Specify Yes or No) No | |
| 48. DATE OF DEATH (Month, Day, Year) Sept 25, 2004 | | 49. TIME OF DEATH 0715 | |
| 50. PLACE OF DEATH (Specify: Home, Hotel, Street, Factory, Office Building, etc.) Home | | 51. LOCATION OF DEATH (Street or R.F.D. No., City or Town, State) Montgomery, AL | |

This is a legal record and must be filed within five (5) days after death.

OCT 08 2004

ADPH-408 2/79rev 11-03

I, Dorothy S. Harshbarger, State Registrar of Health Statistics, certify this is a true and exact copy of the original certificate filed in the Center for Health Statistics, State of Alabama, Department of Public Health, Montgomery, Alabama, and have caused the official seal of the Center for Health Statistics to be affixed. 2004-402-655-1

October 15, 2004

Dorothy S. Harshbarger
Dorothy S. Harshbarger, State Registrar



THE FRONT OF THIS DOCUMENT IS PINK. THE BACK OF THIS DOCUMENT IS BLUE AND HAS AN ARTIFICIAL WATERMARK. HOLD AT AN ANGLE TO VIEW.

ALABAMA
CERTIFICATE OF DEATH

101

TYPE IN PERMANENT BLACK INK. DO NOT USE GREEN, RED, OR BLUE INK.

Country File Number

3. DECEASED—NAME First Middle Last (Type last name in capitals) George E. HUGHES

2. DATE OF DEATH (Month, Day, Year) March 8, 2010

3. COUNTY OF DEATH Elmore

4. CITY, TOWN, OR LOCATION OF DEATH AND ZIP CODE Wetumpka 36092

5. INSIDE CITY LIMITS (Specify Yes or No) Yes

6. PLACE OF DEATH—HOSPITAL OR OTHER INSTITUTION—(If not in either, give street and number) Elmore Community Hospital

7. IF HOSPITAL (Specify Inpatient, ER or Outpatient, OCA) ER

8. OF HISPANIC ORIGIN (Specify Yes or No) If Yes, Specify Cuban, Mexican, Puerto Rican, etc. No

9. RACE—(Specify American Indian, Black, White, etc.) White

10. SEX Male

11. AGE 66 YRS MOS DAYS UNDER 1 YEAR UNDER 1 DAY

12. DATE OF BIRTH (Month, Day, Year) July 11, 1943

13. DECEASED'S SOCIAL SECURITY NUMBER

14. EDUCATION (Specify High School, College, etc.)

15. MARITAL STATUS (Specify Married, Never Married, Widowed, Divorced) Married

16. SURVIVING SPOUSE (If wife, give maiden name) Betty Goff

17. Was Deceased ever in Armed Forces (Specify Yes or No) No

18. STATE OF BIRTH (If not in USA, name country) Alabama

19. RESIDENCE—STATE Alabama

20. COUNTY Elmore

21. CITY, TOWN, OR LOCATION AND ZIP CODE Deatsville 36022

22. INSIDE CITY LIMITS (Specify Yes or No) No

23. STREET AND NUMBER 4639 Lightwood Road

24. INFORMANT—Name and Address Betty G. Hughes 4639 Lightwood Road, Deatsville, Alabama

25. USUAL OCCUPATION (Give kind of work done during most of working life even if retired) Self Employed

26. KIND OF BUSINESS OR INDUSTRY Installation Company

27. FATHER—NAME First Middle Last Henry E. Hughes

28. MOTHER—NAME First Middle Last Betty Hammock

29. DISPOSITION OF BODY (Specify Burial, Cremation, Medical Donation, Natural, etc.) Burial

30. DATE OF DEPOSITION (Month, Day, Year) March 11, 2010

31. CEMETERY OR CREMATORIUM—Name Elmwood Cemetery

32. LOCATION—(City or Town—State) Birmingham, Alabama

33. FUNERAL HOME—Name and Address Gassett Funeral Home P.O. Box 54, Wetumpka, Alabama 36092

34. FUNERAL DIRECTOR—Signature

35. DATE SIGNED BY FUNERAL DIRECTOR March 24, 2010

36. DATE SIGNED (Month, Day, Year) 3/8/10

37. CERTIFYING PHYSICIAN (Physician certifying cause of death) To the best of my knowledge death occurred at the time and place, and due to the causes and manner stated. Signature: M. Kish M-Leed, DO

38. TIME AND DATE OF DEATH 3/8/10 0610

39. DATE AND TIME PRONOUNCED DEAD For Coroner/M.E. use only

40. NAME AND TITLE OF PERSON WHO COMPLETED CAUSE OF DEATH (Name and Title) M. Kish M-Leed, DO

41. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (Name and Address) 500 Hospital Drive, Wetumpka, AL

42. CERTIFIER LICENSE NUMBER DO 983

43. REGISTRAR—Signature

44. DATE FILED (Month, Day, Year) March 26, 2010

NAME OF DECEASED Hughes, George E.

SSN: [REDACTED]

MEDICAL CERTIFICATION

45. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. LIST ONLY ONE CAUSE ON EACH LINE. APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH

IMMEDIATE CAUSE (Final disease or condition resulting in death) → Atherosclerosis

46. DUE TO (OR AS A CONSEQUENCE OF) CAD

47. DUE TO (OR AS A CONSEQUENCE OF) DM II

48. DUE TO (OR AS A CONSEQUENCE OF)

49. PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.

50. HAD THERE A PREGNANCY IN LAST 42 DAYS? (Specify Yes, No, or Unknown)

51. MANNER OF DEATH (Specify—Accident, Homicide, Suicide, Undetermined, Circumstances Pending, or Natural Cause) natural

52. AUTOPSY (Specify Yes or No)

53. If yes, were findings considered in determining cause of death? (Specify Yes or No)

54. HOW INJURY OCCURRED (Enter details of injury in Item 46, Part I or Item 47, Part II)

55. DATE OF INJURY (Month, Day, Year)

56. HOUR OF INJURY

57. INJURY AT WORK (Specify Yes or No)

58. PLACE OF INJURY—(Specify at home, farm, forest, factory, office building, etc.)

59. LOCATION OF INJURY (Street or R.F.D. No., City or Town, State)

This is a legal record and must be filed within five (5) days after death.

ADPH-HS 2/Rev. 11-83

This is a true and exact copy of the record on file with the Elmore County Health Department

Erika Scott
Signature of Local Registrar

March 26, 2010
Date of Issue

20161213000454900 7/8 \$42.00
Shelby Cnty Judge of Probate, AL
12/13/2016 01:19:44 PM FILED/CERT

BILL OF SALE

Dated: March 4, 2009

James Neil Hughes, referred to as "SELLER", sells, bargains and conveys all of SELLER'S right, title and interest in:

Acres on Old Highway 280, Chelsea, Alabama 35147
Parcel ID 08-9-30-0-001-001.000 (Betty H Hughes (Estate) & George Elwin Hughes)

to Stephen Wayne Hughes and George Elwin Hughes, referred to as "BUYER".

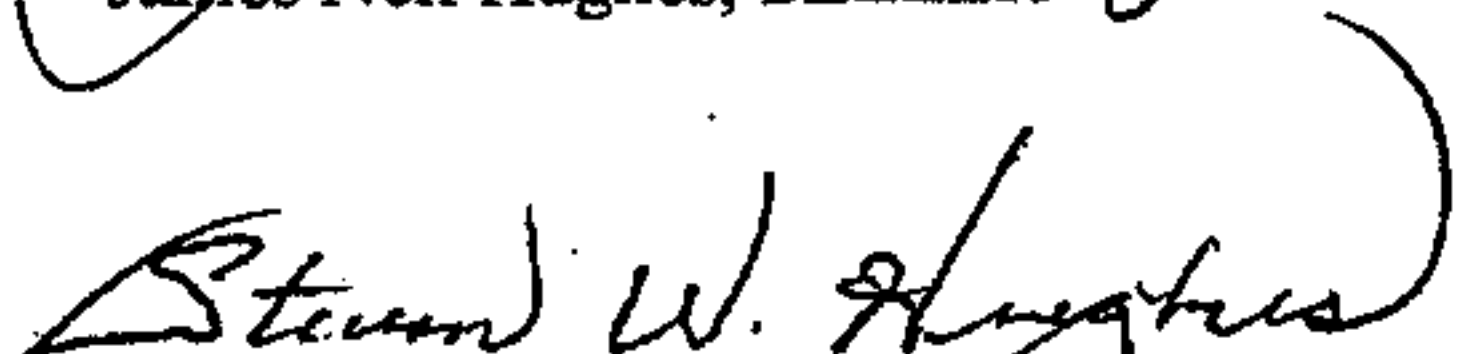
James Neil Hughes acknowledges receipt of a total of \$ 20,000.00 (twenty thousand Dollars) from Stephen Wayne Hughes and George Elwin Hughes, BUYER, in full payment of the purchase price of his share of referenced property..


When buyers sell property, everything they receive over \$70,000.00 (seventy thousand Dollars) will be split equally between Stephen Wayne Hughes, George Elwin Hughes and James Neil Hughes.


James Neil Hughes warrants that there are no liens or encumbrances on the goods sold, and that James Neil Hughes's title to the goods is clear and merchantable. James Neil Hughes shall defend Stephen Wayne Hughes and George Elwin Hughes from any adverse claims to SELLER's title to the goods sold.

The parties agree to the terms and conditions stated herein:



James Neil Hughes, SELLER


Stephen Wayne Hughes, BUYER


George Elwin Hughes, BUYER


Sharon Carol Rathbun
App: 05-10-10




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