

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:
William C. Hughes
301 Looney Road
Columbiana AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FORTY THREE THOUSAND EIGHT HUNDRED SIXTY AND NO/00 DOLLARS (\$46,860.00)**, 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, **Martha F. Hughes, a single woman** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **William C. Hughes and Jenny Lynn 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:

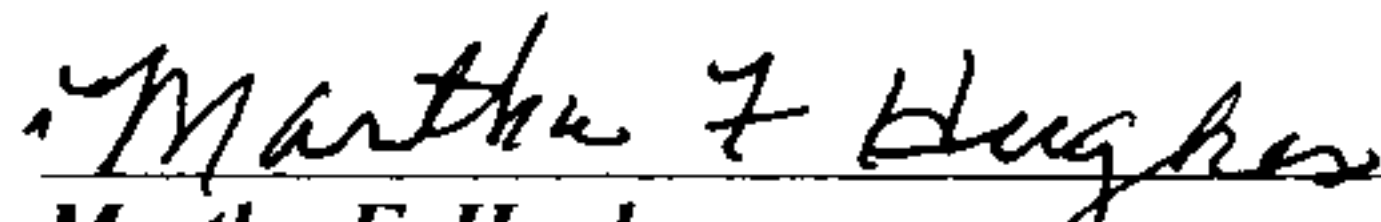
1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

Martha F. Hughes is the surviving grantee in Inst#2004062900035445, Probate Office, Shelby County, Alabama; the other grantee, Johnny J. Hughes, is deceased having died on January 7, 2017.

TO HAVE AND TO HOLD Unto 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 grantee 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 (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 2nd day of February, 2017.

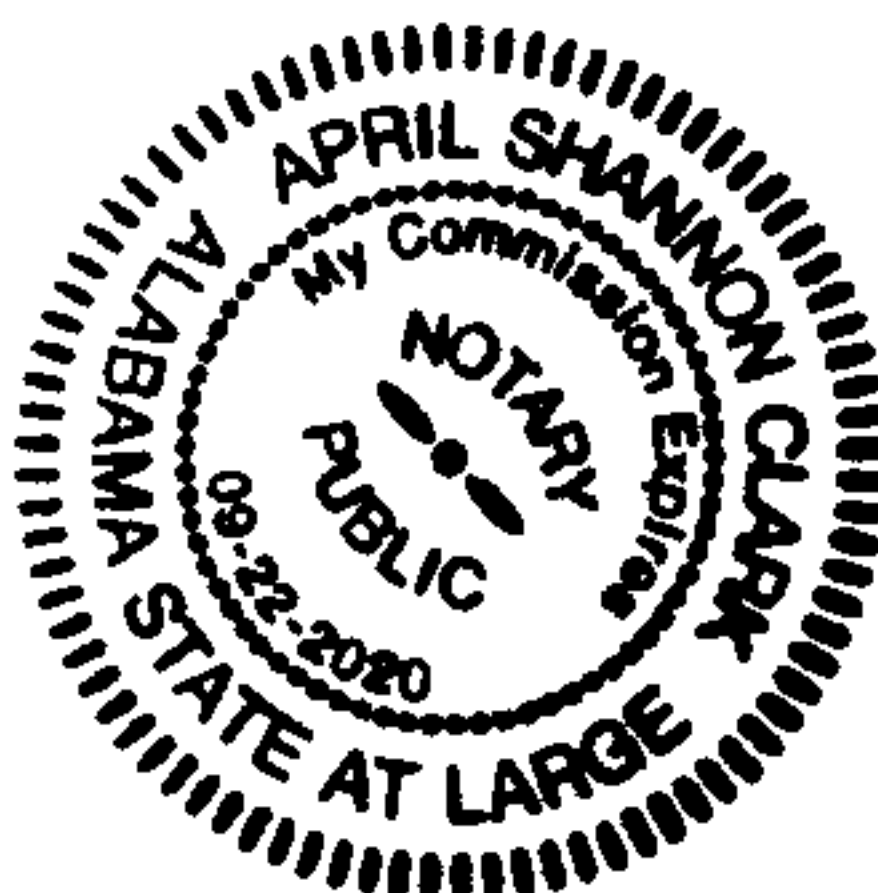

Martha F. Hughes

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and official seal this 2nd day of February, 2017.

Shelby County, AL 02/03/2017
State of Alabama
Deed Tax: \$47.00




Notary Public
My Commission Expires: 9/22/2020


20170203000043110 1/3 \$68.00
Shelby Cnty Judge of Probate, AL
02/03/2017 01:52:24 PM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

A parcel of land in Section 35, Township 21, Range 1 West, described as follows: Commence at the Southeast corner of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 35, Township 21, Range 1 West, and thence run West along the South boundary of said Forty for a distance of 121 yards; then turn and run North for a distance of 110 yards for a point of beginning of the property herein conveyed; thence continue North for a distance of 330 feet; thence turn West for a distance of 297 feet; thence South 315 feet; thence East 139 feet; thence South 15 feet; thence East 158 feet to the point of beginning.

Parcel 2:

Commencing at the Southeast corner of the NE ¼ of the NE ¼ of Section 35, Township 21, Range 1 West, and run thence West along the South boundary 363 feet; thence run North 330 feet to the Northeast corner of Lizzie Willis land to the point of beginning; thence West 157 ½ feet to the Northeast corner of Arthur Looney land; thence South along said Arthur Looney land 90 feet; thence East and parallel with the North line of lot being conveyed herein 157 ½ feet to the East line of said Willis land; thence North along said line 90 feet to the point of beginning.

Also a 12-foot right of way running from the above described lot South along the East line of land owned by the grantor herein for the purposes of ingress and egress to and from the above described lot. Said 12-foot strip extending from the above-described lot South of the South line of the grantor's land.



20170203000043110 2/3 \$68.00
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 Martha F. Hughes
Mailing Address 301 Looney Rd
Columbiana AL
35051

Grantee's Name William C. Hughes
Mailing Address 301 Looney Rd
Columbiana AL
35051

Property Address 301 Looney Rd
Columbiana AL

Date of Sale 2-2-2017
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 46,860.00

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 tax value
☐ Closing Statement

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 _____

Print Martha F. Hughes

Unattested _____

Sign Martha F. Hughes
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20170203000043110 3/3 \$68.00
Shelby Cnty Judge of Probate, AL
02/03/2017 01:52:24 PM FILED/CERT

Form RT-1