STATE OF ALABAMA COUNTY OF Shelby

Send Tax Notice To: Richard Hughes and Candace Hughes 213 Maranatha Trail, Alabaster. AL 35007

20171213000444920 1/3 \$44.00

Shelby Cnty Judge of Probate, AL 12/13/2017 12:37:57 PM FILED/CERT

Presents:

THAT IN CONSIDERATION OF Twenty Three Thousand Dollars and No/100(\$23,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, North Alabama Bank (herein referred to as grantors) do grant, bargain, sell and convey unto Richard Hughes and Candace Hughes (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 53, according to the Map of Maple Ridge Subdivision as recorded in Map Book 37, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this ay of November, 2017.

North Alabama Bank

By: Terry West

STATE OF Alabama **COUNTY OF**

I, the undersigned a Nota:	ry Public in and for said County, in	said State, hereby certify that Terry West	
		k, a Limited Liability Company, is signed to	;
the foregoing conveyance	, and who is known to me, acknow	ledged before me on this day that, being	
informed of the contents	of the conveyance, he, as such office	er and with full authority, executed the same	
voluntarily for and as the	act of said Limited Liability Comp	any. Given under my hand and official seal, th	iis
the $\frac{13}{2}$ day of $\frac{Nc}{2}$	<u>vember</u> , <u>2017</u> .		

Notary Public

My Commission Expires: 13-7-25-18

Prepared By: Parker Law Firm, LLC 1560 Montgomery Hwy Ste 205 Birmingham, AL 35216

20171213000444920 2/3 \$44.00 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	North Alabama Bank	Grantee	's Name	Richard Hughes and Candace Hughes
Mailing Address	Po Box 669	Q		213 Maranatha Trail
Auuless	Hazel Green AL 35750			Alabaster AL 35007
Property Address	213 Maranatha Trail	Date of	Sale	November 15, 2017
	Alabaster Al 35007		ırchase Price	\$23,000.00
		Or Actual V	/alue	<u>\$</u>
		Or Assesso	r's Market Value	\$
If the con	ing Statement veyance document presented is form is not required.			I information referenced above, the
-		Instruction		conveying interest to property and
	ent mailing address.	provide the name of the p	orour or policino	
Grantee's being con		provide the name of the p	erson or persons	to whom interest to property is
Property a	address - the physical addres	ss of the property being co	nveyed, if availab	le.
Date of S	ale - the date on which intere	est to the property was con	veyed.	
	hase price - the total amoun trument offered for record.	t paid for the purchase of t	he property, both	real and personal, being conveyed
by the ins	ue - if the property is not being trument offered for record. The current market value.	ng sold, the true value of the his may be evidenced by a	ne property, both an appraisal cond	real and personal, being conveyed ucted by a licensed appraiser or the
use valua	tion, of the property as deter	mined by the local official of	charged with the	fair market value, excluding current responsibility of valuing property for Code of Alabama 1975 § 40-22-1
use valua property to (h). I attest, to further un	tion, of the property as deter ax purposes will be used and the best of my knowledge a	mined by the local official of the taxpayer will be penal and belief that the information chains for this form	charged with the lized pursuant to on contained in the	responsibility of valuing property for

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