

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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 15th day of November, 2017.

Shelby County, AL 12/13/2017
State of Alabama
Deed Tax: \$23.00

County Division Code: AL040
Inst. # 2017120097 Pages: 1 of 3
I certify this instrument filed on
11/22/2017 9:53 AM Doc: D
Alan L. King, Judge of Probate
Jefferson County, AL. Rec: \$22.00
DeedTx: \$23.00
Clerk: DAVENPORT

North Alabama Bank

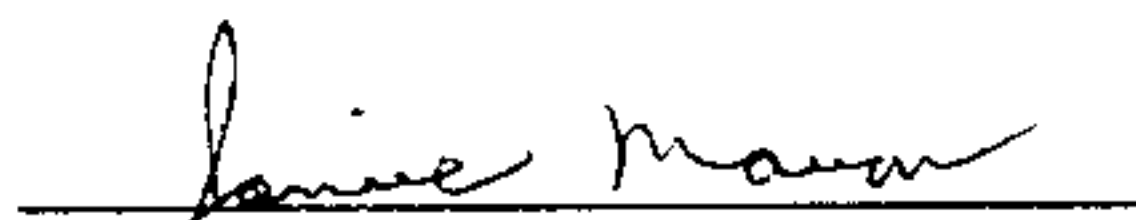


By: Terry West

Its: EYP

STATE OF Alabama
COUNTY OF

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Terry West whose name as EYP of North Alabama Bank, a 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company. Given under my hand and official seal, this the 13 day of November, 2017.



Notary Public

My Commission Expires: 12-9-2018

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



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