

Prepared without benefit of Current Survey or Title Work

This instrument prepared by:

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SEND TAX NOTICE TO:

**Rebecca Ann Hughes and/or
Russell Calvin Hughes
P. O. Box 57
Vincent, Alabama 35178**

STATUTORY WARRANTY DEED


**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE & 00/100 (\$1.00)** Dollars and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Nellie Wilson**, a widow, does hereby grant, bargain, sell and convey unto her daughter, **Rebecca Ann Hughes** and her husband, **Russell Calvin Hughes**, as joint tenants with the right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

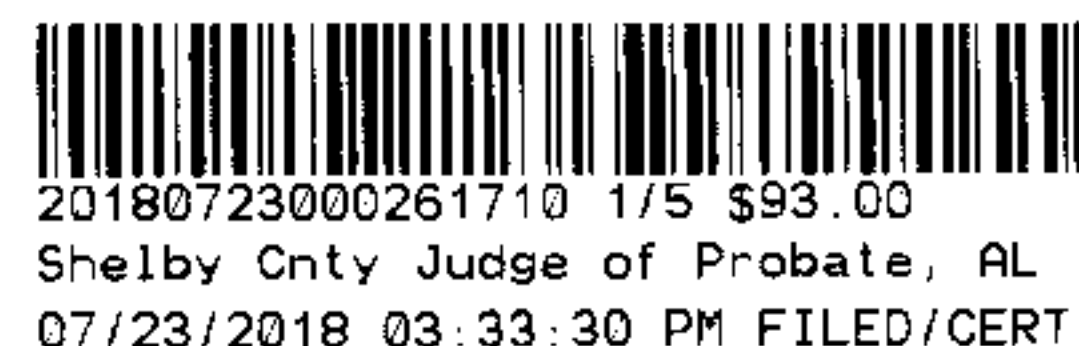
: See "EXHIBIT A" Attached :

TO HAVE AND TO HOLD to the said **Rebecca Ann Hughes** and her husband, **Russell Calvin Hughes** for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, I have hereunder set my hand and seal, this the 20th day of July, 2018.


Nellie Wilson,
Grantor

Shelby County, AL 07/23/2018
State of Alabama
Deed Tax: \$66.00



**STATE OF ALABAMA,
SHELBY COUNTY,**

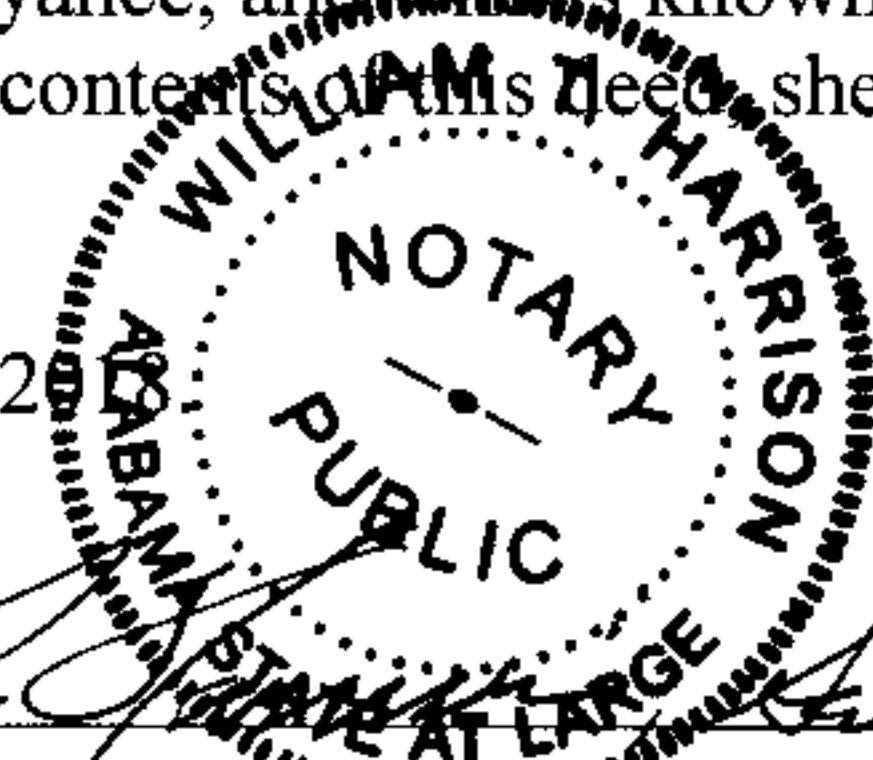
ACKNOWLEDGMENT


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Nellie Wilson**, 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 this deed, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of July, 2018


Notary Public

My Commission Expires: 11-20-19




20180723000261710 2/5 \$93.00
Shelby Cnty Judge of Probate, AL
07/23/2018 03:33:30 PM FILED/CERT

: EXHIBIT "A" :

HOUSE "B"

Commence at the Northeast corner of the SE1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 East; thence run West along the North line of said 1/4 - 1/4 Section a distance of 121.75 feet to the point of beginning; thence continue West along the North line of said 1/4 - 1/4 a distance of 81.69 feet to a point on the East R/W line of Alabama State Hwy. No. 25; thence turn an angle of 53 deg. 17 min. to the left and run along said Hwy. R/W a distance of 113.80 feet; thence turn an angle of 4 deg. 37 min. to the left and continue along said Hwy. R/W a distance of 195.52 feet; thence turn an angle of 101 deg. 27 min. 30 sec. To the left and run a distance of 159.91 feet; thence turn an angle of 109 deg. 36 min. 11 sec. To the left and run a distance of 103.24 feet; thence turn an angle of 88 deg. 57 min. 41 sec. To the right and run a distance of 100.97 feet; thence turn an angle of 89 deg. 41 min. 30 sec. To left and run a distance of 210.00 feet to the point of beginning. Situated in the SE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama and containing 1.00 acres,


Grantor further conveys to grantees all rights to that easement granted in deed from George M. Bilbrey & D. J. Bilbrey to R. A. Kidd, dated 10-16-1894, recorded in Deed Book 18, page 202 in Probate Office of Shelby County, Ala.

HOUSE "B"
(Front Yard)

A portion of the northeast quarter of the northeast quarter of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin locally excepted to be at the southeast corner of said quarter-quarter section; thence run South 86 deg. 20 min. 00 sec. West along the south line of said quarter-quarter section for a distance of 121.79 feet to an iron pin found, said point being the point of beginning; thence continue along last stated course for a distance of 81.45 feet to an iron pin found on the southeast right of way of Coosa Valley Road, U. S. Highway 231, said point being on a curve having a radial bearing

in of South 54 deg. 39 min 46 sec. East and a radius of 2,612.94 feet, and a central angle of 2 deg. 35 min 40 sec; thence run in a northeasterly direction along the arc of said curve and also along said southeast right of way for a distance of 118.31 feet to an iron pin set; thence run south 6 deg. 47 min. 41 sec. East leaving said right of way for a distance of 90.36 feet to the point of beginning. Said portion containing 3,727 square feet, more or less.


20180723000261710 4/5 \$93.00
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 Nelle Wilson
Mailing Address P.O. Box 57
Vincent, Alabama
35178

Grantee's Name Rebecca Ann Hughes &/or
Mailing Address Russell Calvin Hughes
P.O. Box 57
Vincent, Alabama
35178

Property Address 4247th Hwy 25
Vincent, Alabama
35178

Date of Sale 7-20-18
Total Purchase Price \$1 + good + valuable Consideration
or
Actual Value \$
or
Assessor's Market Value \$ 66,000



20180723000261710 5/5 \$93.00
Shelby Cnty Judge of Probate, AL
07/23/2018 03:33:30 PM FILED/CERT

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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ * Other Transfer land from Mother to Daughter.

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 7-20-18

Unattested

(verified by)

Print Rebecca Ann Hughes
Sign Rebecca Ann Hughes
(Grantor/Grantee/Owner/Agent) circle one