

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Robert A. Dubose
247 High Ridge Drive
Pelham, AL 35124
(Also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of One Hundred Sixty Three Thousand and 00/100---(\$163,000.00) Dollars, As evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I

William J. Hughes and Lynette M. Hughes, as Trustees of
The Hughes Living Trust, dated October 7, 2013, and any amendments thereto
(whose address is 2513 Hamilton Circle, Pelham AL 35124)
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Robert A. Dubose and Kristen A. Dubose
(whose address is the property address)

(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 118, according to the Survey of Final Plat High Ridge Village Phase 5, as recorded in Map Book 29, Page 132, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

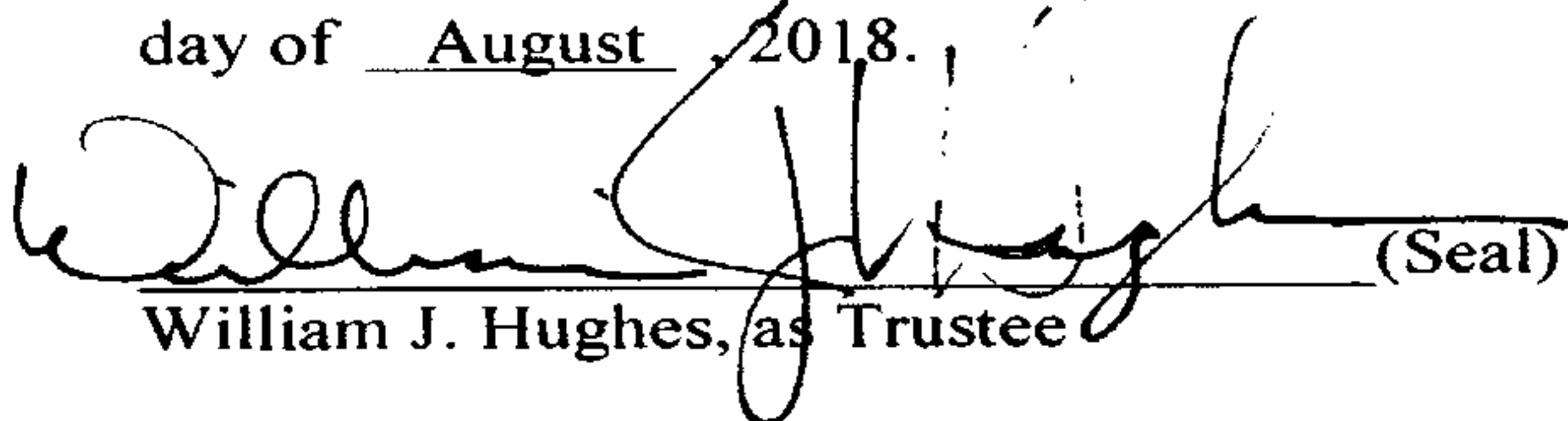
\$ 146,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

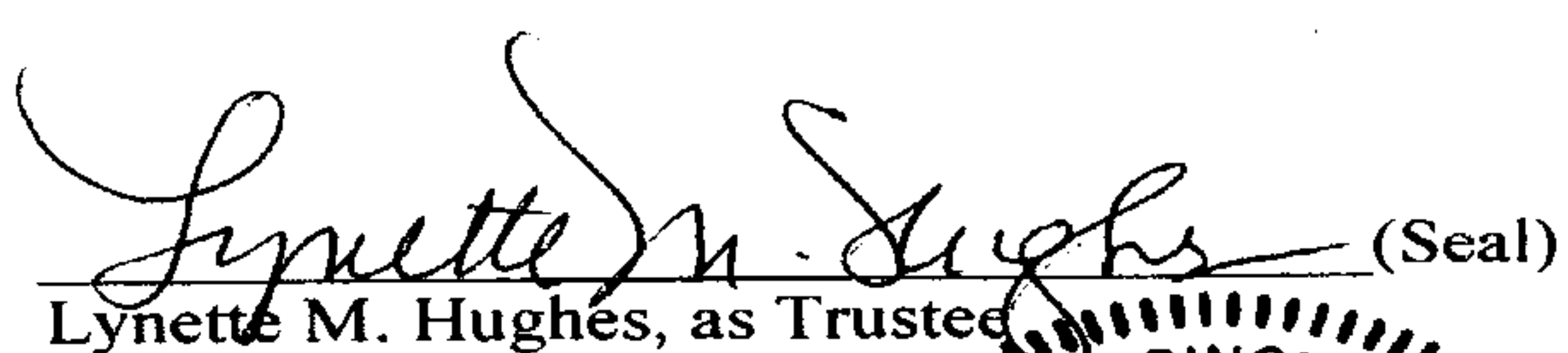
The above described property does not constitute the homestead of the grantor(s) nor his/her/their spouse(s).

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.

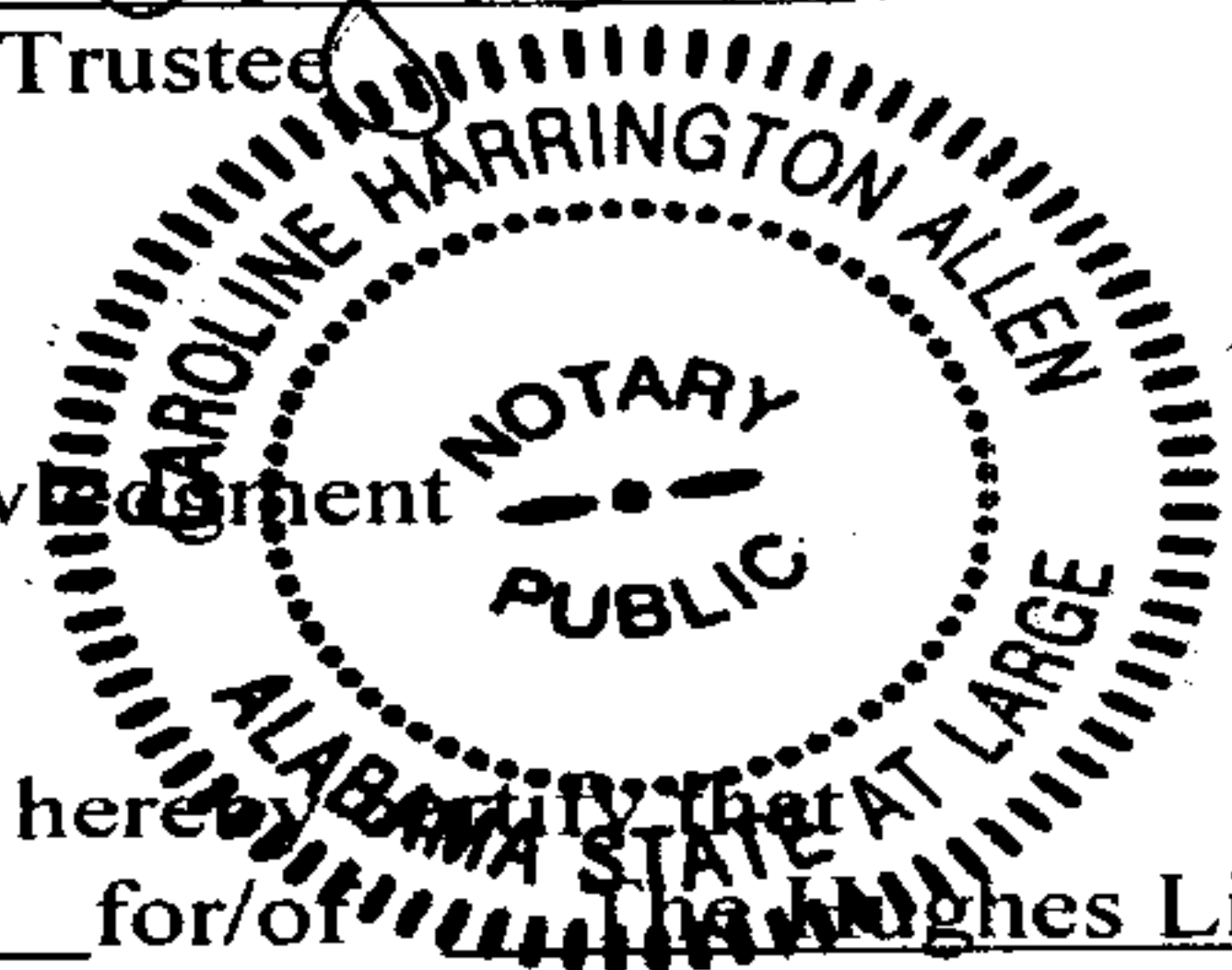
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 1st day of August, 2018.

 (Seal)
William J. Hughes, as Trustee

 (Seal)
Lynette M. Hughes, as Trustee

STATE OF Alabama)
)
Jefferson COUNTY)

Representative Acknowledgment

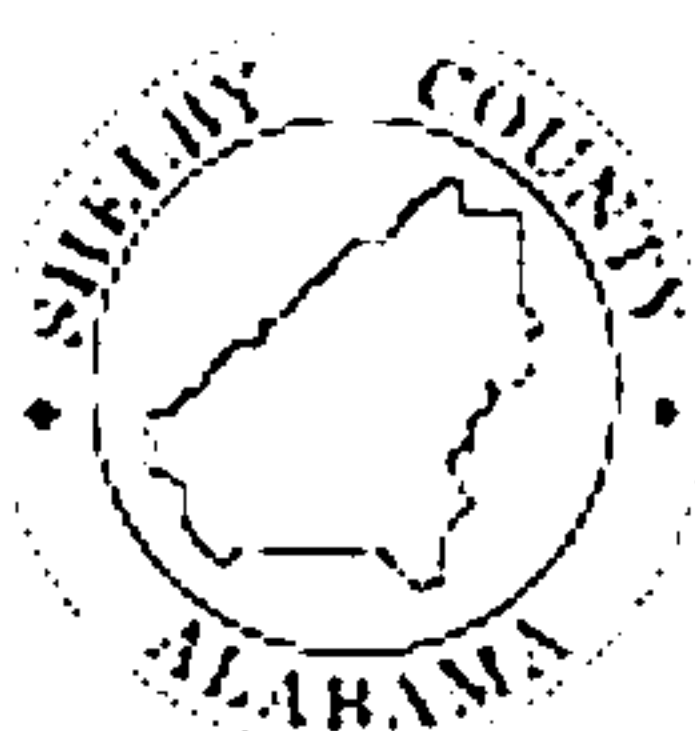


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Hughes and Lynette M. Hughes whose names as Trustees for/of The Hughes Living Trust, dated October 7, 2013, and any amendments thereto, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, in his/her capacity as such Trustees executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, A.D., 2018.


Notary Public: Caroline Harrington Allen

My Commission Expires: 9/22/21



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/02/2018 01:30:23 PM
\$31.50 CHERRY
20180802000275770

