

## **WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, **JOHN S. HUGHES and wife, SONYA D. HUGHES**, the undersigned Grantors, do grant, bargain, sell and convey our interest, to **JOHN S. HUGHES and SONYA D. HUGHES, Trustees of the Hughes Living Trust dated December 14, 2018**, Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

**Lot 33, according to the Survey of The Oaks, as recorded in Map Book 10 at Page 89 in the Probate Office of Shelby County, Alabama records.**

**Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.**

**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantees, their successors and assigns in fee simple, forever.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that we are lawfully seized in fee simple of

20181214000437800 12/14/2018 01:25:17 PM DEEDS 2/4  
said real property, and that it is free from all encumbrances; that we have a good right to

sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14th day of December, 2018.

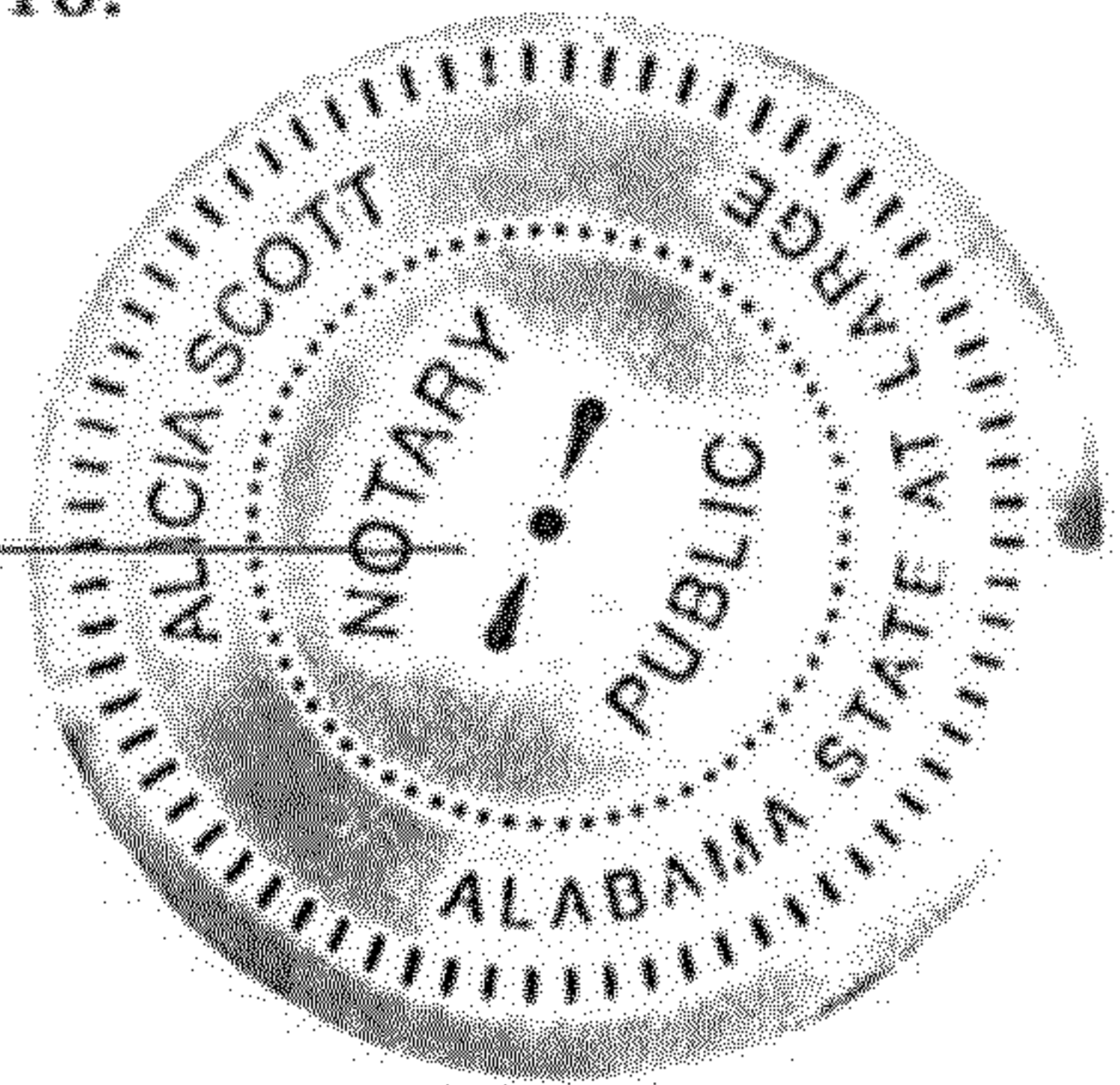
 (SEAL)  
JOHN S. HUGHES

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **JOHN S. 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 14th day of December, 2018.

  
Notary Public  
My Commission Expires  
July 27, 2022



  
SONYA D. HUGHES

STATE OF ALABAMA  
COUNTY OF SHELBY

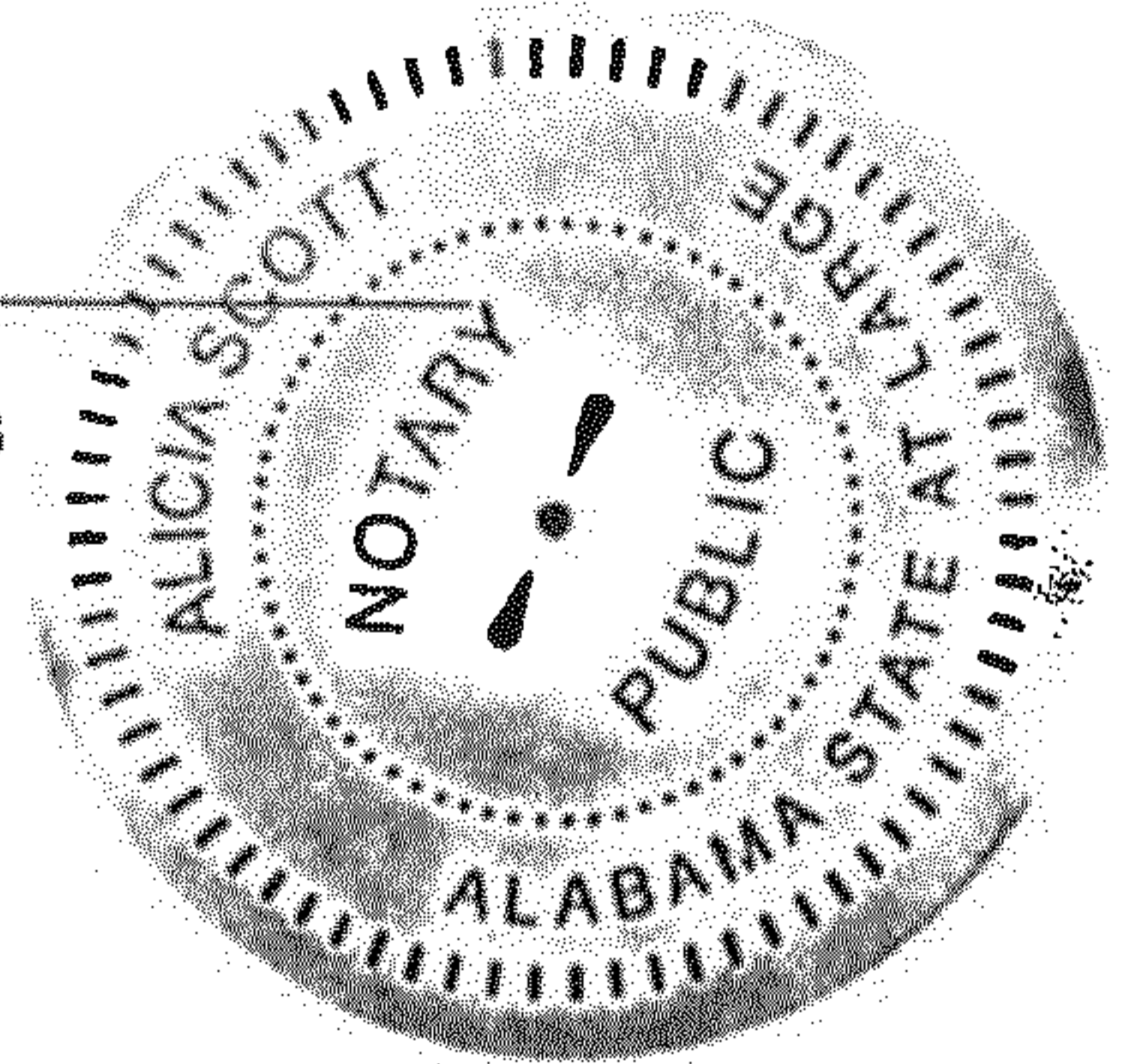
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **SONYA D. HUGHES**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day

the same bears date.

20181214000437800 12/14/2018 01:25:17 PM DEEDS 3/4

Given under my hand and official seal, this 14th day of December, 2018.

  
\_\_\_\_\_  
Notary Public      My Commission Expires  
July 27, 2022



This Instrument was Prepared By:  
**BRADFORD & HOLLIMAN, LLC**  
Melanie B. Holliman  
2491 Pelham Parkway  
Pelham, AL 35124  
Phone: (205) 663-0281  
Fax: (205) 663-9464

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John S. & Sonya D. Hughes  
Mailing Address 33 The Oaks Circle  
Birmingham, AL 35244

Grantee's Name John S. & Sonya D. Hughes, TTEEs  
Mailing Address The Hughes Living Trust  
33 The Oaks Circle  
Birmingham, AL 35244

Property Address Parcel Number  
11 7 26 0 003 033.000  
33 The Oaks Circle  
Birmingham, AL 35244

Date of Sale December 14  
Total Purchase Price \$  
or  
Actual Value \$

20181214000437800 12/14/2018 01:25:17 PM DEEDS 4/4 or  
Assessor's Market Value \$ 261,400.00

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 Assessor  
☐ 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 12/14

Print MELANIE B. HOLLIMAN / AS

Unattested

Sign Melanie B. Holliman / AS

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/14/2018 01:25:17 PM  
\$285.50 CHERRY  
20181214000437800

Alvin S. Byrd

Print Form

Form RT-1