

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Helen Kathleen Hughes, a widow, and Angela M. Hughes, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Angela M. Hughes and Nathan Paul Hughes (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2 of Bryant Cove Family Subdivision, as recorded in Map Book 32, Page 131, in the Probate Office of Shelby County, Alabama.

Subject to title of others to any or all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, and to existing easements, restrictions, encumbrances, set-back lines, rights of way, and limitations, if any, of record.

The above described property does not constitute any part of the homestead of Angela M. Hughes or her spouse.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives 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, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this

27 day of March, 2019.

Helen Kathleen Bryant
Helen Kathleen Bryant

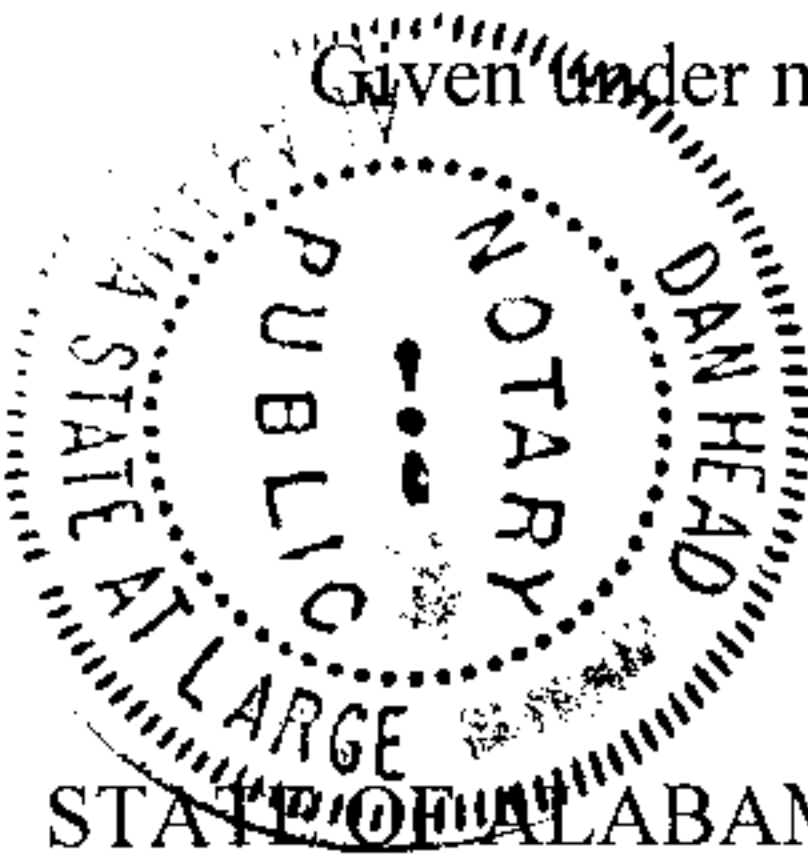
Angela M. Hughes
Angela M. Hughes

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen Kathleen Bryant, 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.

Given under my hand and official seal this 27th day of March, 2019.



STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Angela M. 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.

Given under my hand and official seal this 27th day of March, 2019.

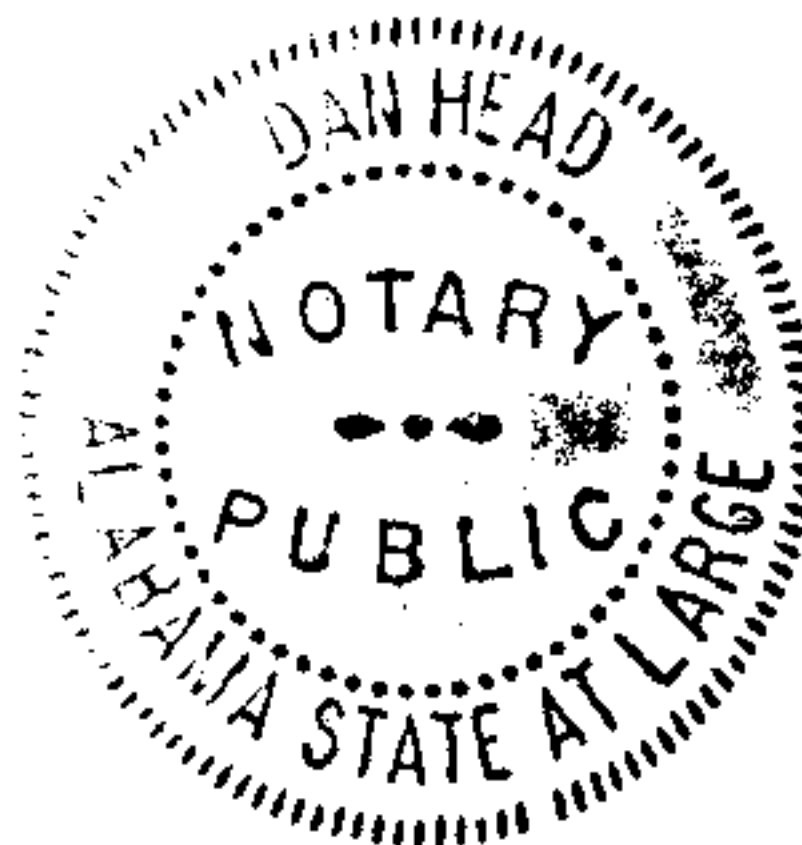
[Signature]
Notary Public

My commission expires: 12/12/2020

[Signature]
Notary Public

My commission expires: 12/12/2020

20190327000097440 2/3 \$105.50
Shelby Cnty Judge of Probate, AL
03/27/2019 10:55:53 AM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name Helen Kathleen Bryant
Mailing Address 89 Perkins Ranch South
Columbiana, AL 35051

Grantee's Name Nathan Paul Hughes
Mailing Address 81 Perkins Ranch South
Columbiana, AL 35051

Property Address 89 Perkins Ranch South
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
 $\frac{1}{2}$ Assessor's Market Value \$ 84,095

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

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 3/27/2019

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190327000097440 3/3 \$105.50
Shelby Cnty Judge of Probate, AL
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Form RT-1