

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:

Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051



20220207000054610 1/3 \$132.00
Shelby Cnty Judge of Probate, AL
02/07/2022 01:59:37 PM FILED/CERT

Send Tax Notice to:

Brian Keith Hughes
201 Shelby Forest Circle
Chelsea AL 35043

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF ~~CHILTON~~ *Shelby*

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FOUR THOUSAND DOLLARS AND ZERO CENTS (\$104,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Raymond Hughes and wife, Carolyn Etreess Hughes** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Brian K. Hughes and Kimberly Lynn Turner** (herein referred to as **Grantee**), the following described real estate, situated in: CHILTON County, Alabama, to-wit:

See Exhibit "A" – Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of February, 2022.

Raymond Hughes
Raymond Hughes

Carolyn Etreess Hughes
Carolyn Etreess Hughes

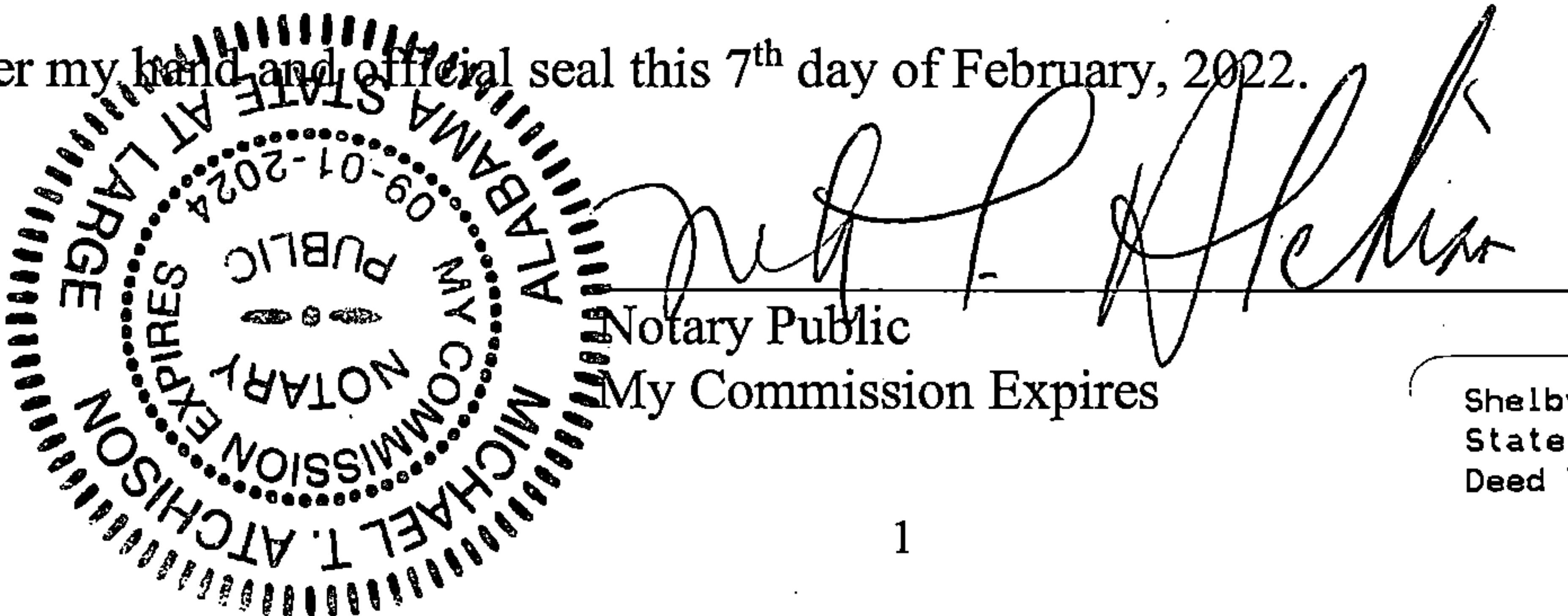
By Carolyn Hughes
By Carolyn Hughes as Attorney in Fact

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Carolyn Hughes as Attorney in Fact for Raymond Hughes and Carolyn Etreess 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 7th day of February, 2022.



Shelby County, AL 02/07/2022
State of Alabama
Deed Tax: \$104.00

Exhibit "A"- Legal Description

A part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 1, Township 22, Range 1 West, Shelby County, Alabama, described as follows: Commence at the intersection of the West right of way line of the Columbiana-Shelby Paved Highway and the East line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, Township 22, Range 1 West, and run along said right of way line in a Northerly direction a distance of 163 feet to an iron pipe driven in the ground for a point of beginning of the lands herein conveyed; from said point of beginning, continue to run along said right of way line in said Northerly direction a distance of 210 feet; thence turn an angle of 90 deg. to the left and run a distance of 420 feet to a point; thence turn an angle of 90 deg. to the left and run a distance of 210 feet parallel with said right of way line to a point; thence turn an angle of 90 deg. to the left and run a distance of 420 feet, more or less, to said point of beginning, being a part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, Township 22, Range 1 West, Situated in Shelby County, Alabama, and subject to easements of record, and any apparent easements or encroachments.

Subject to transmission line permits and public road rights of way of record.

Subject to transmission line permits to Alabama Power Company recorded in the Probate Office of Shelby County, Alabama in Deed Book 108, page 128; in Deed Book 136, page 272; in Deed Book 136, page 293.

Subject to Rights of Way to Shelby County recorded in said Probate Office in Deed Book 107, page 250 and in Deed Book 146, page 49.



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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
Mailing Address

Carolyn E. Hughes
P.O. Box 783
Columbiana, AL 35051

Grantee's Name

Brian Keith Hughes
Mailing Address 201 Shelby Forest Circle
Chelsea AL 35043

Property Address

2350 Hwy 47
South Columbiana AL
35051

Date of Sale

7-2-22

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

104,000

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

Gift to Children

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 7-2-22

Print

Carolyn E. Hughes

Unattested

Sign

Carolyn E. Hughes

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1