

Prepared by:  
Cassy L. Dailey  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Joseph B. Knight  
Katherine Knight  
119 Stillwood Drive  
Columbiana, AL 35051

## **WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Shelby

### **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Four Hundred Thousand Dollars and No Cents (\$400,000.00) the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**Jeffrey W. Hughes and Angela D. Hughes, husband and wife, whose mailing address is:**

**119 Stillwood Drive, Columbiana, AL 35051**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Joseph B. Knight and Katherine Knight, whose mailing address is:**

**42 Oak Trail, Birmingham, AL 35242**

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 119 Stillwood Drive, Columbiana, AL 35051 to-wit:

Begin at the SW corner of the NE 1/4 of the NE 1/4 of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the Point of Beginning; thence N00°12'12"W a distance of 518.26 feet; thence S76°04'29"E a distance of 513.18 feet; thence S08°56'11"E a distance of 413.75 feet; thence N88°34'19"W a distance of 560.70 feet to the Point of Beginning.

Together with the right of use the following described right of way and easement for ingress and egress and utilities over the following described property: The North 60 feet of the SW 1/4 of NE 1/4, Section 30, Township 21 South, Range 1 East, Shelby County, Alabama, lying East of Stillwood Drive. Also, the North 60 feet of the West 60 feet of the SE 1/4 of NE 1/4, Section 30, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.


\$400,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

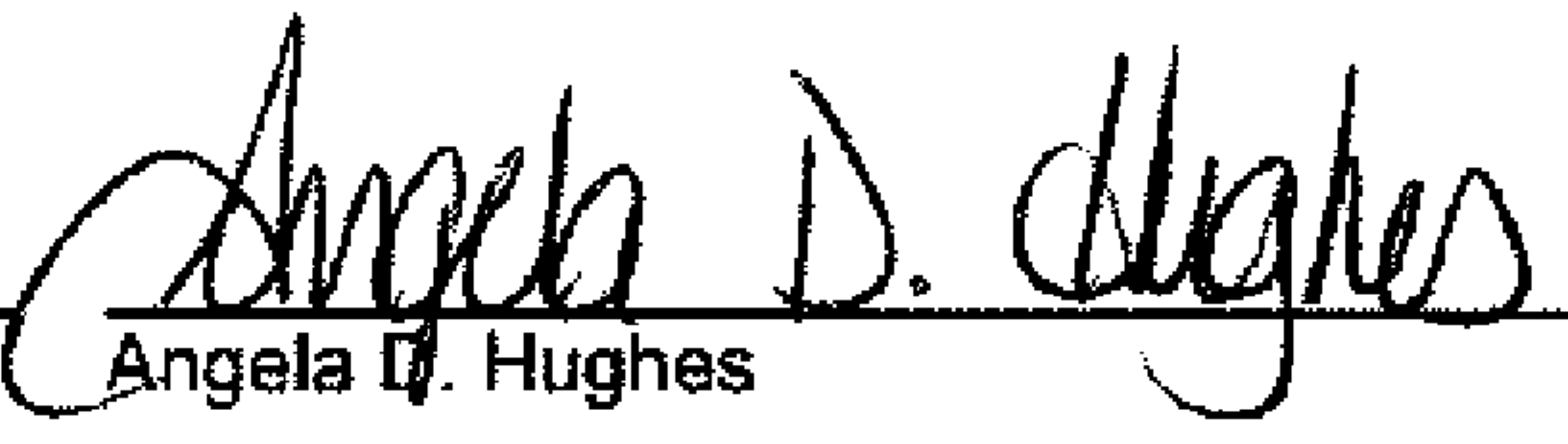
TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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 warrants 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 16th day of June, 2022.

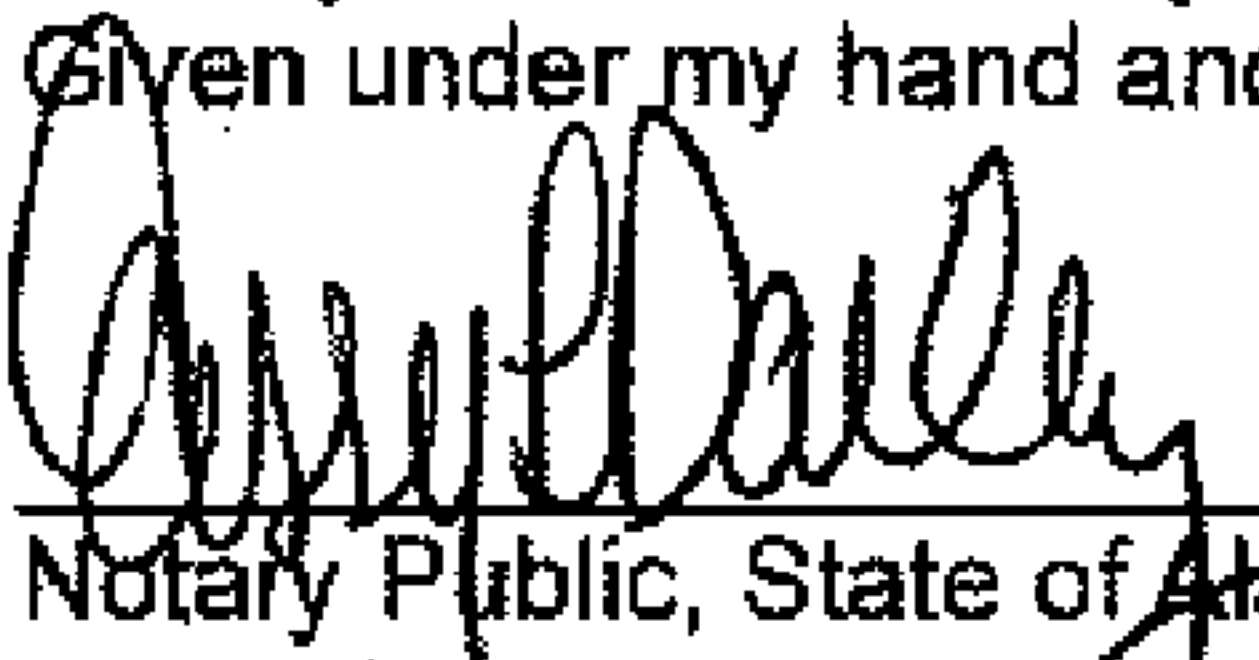
  
Jeffrey W. Hughes

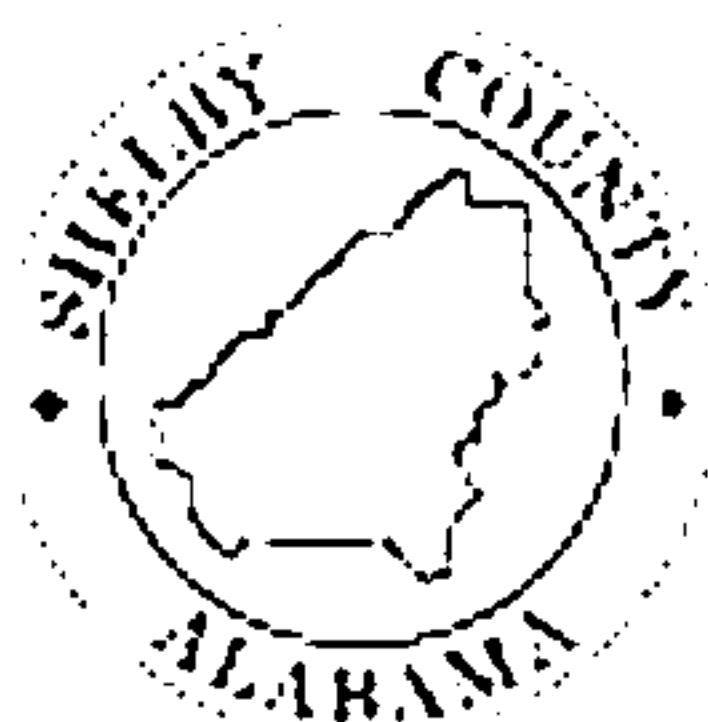
  
Angela D. Hughes

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey W. Hughes and Angela D. Hughes, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of June, 2022.

  
Notary Public, State of Alabama  
Cassy L. Dailey  
Printed Name of Notary  
My Commission Expires: May 02, 2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/22/2022 01:58:36 PM  
\$26.00 JOANN  
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