

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
M. Chad Hughes
5566 Old Highway 280
Westover, AL 35147

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:


That in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged I, MYRON CHAD HUGHES, as Personal Representative of the Estate of Lorene D. Hughes, deceased, Shelby County Probate Case #PR-2023-000404 (herein referred to as GRANTOR) do grant, bargain, sell and convey unto M. CHAD HUGHES and BRENDA BROWN HUGHES, as joint tenants with rights of survivorship, (herein referred to as GRANTEES) all of my right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

Myron Chad Hughes is one and the same person as M. Chad Hughes.

To have and to hold said GRANTEES forever.

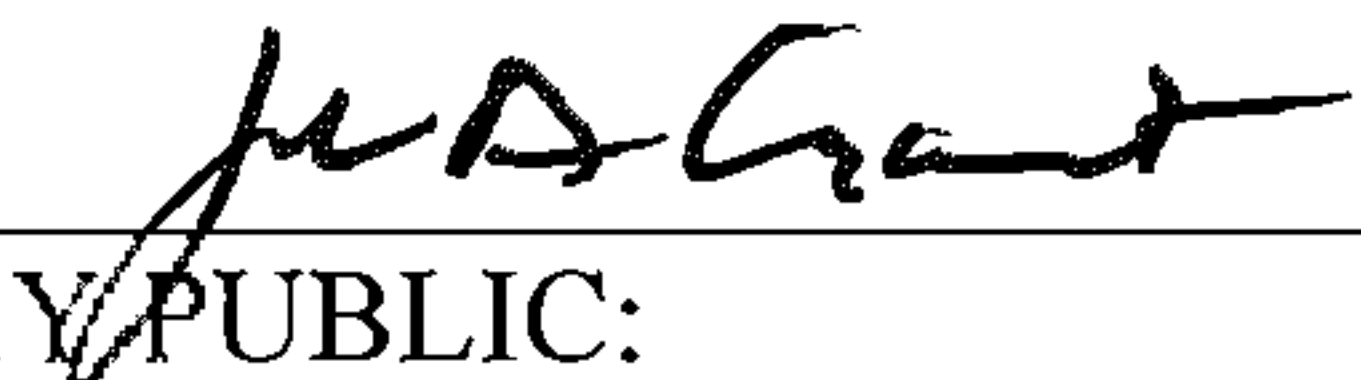
Dated this the 5th day of March, 2024.


MYRON CHAD HUGHES, as Personal Representative
of the Estate of Lorene D. Hughes, deceased,
Shelby County Probate Case #PR-2023-000404

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MYRON CHAD HUGHES, as Personal Representative of the Estate of Lorene D. Hughes, deceased, Shelby County Probate Case #PR-2023-000404, 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 the 5th day of March, 2024.


NOTARY PUBLIC:
My commission expires:

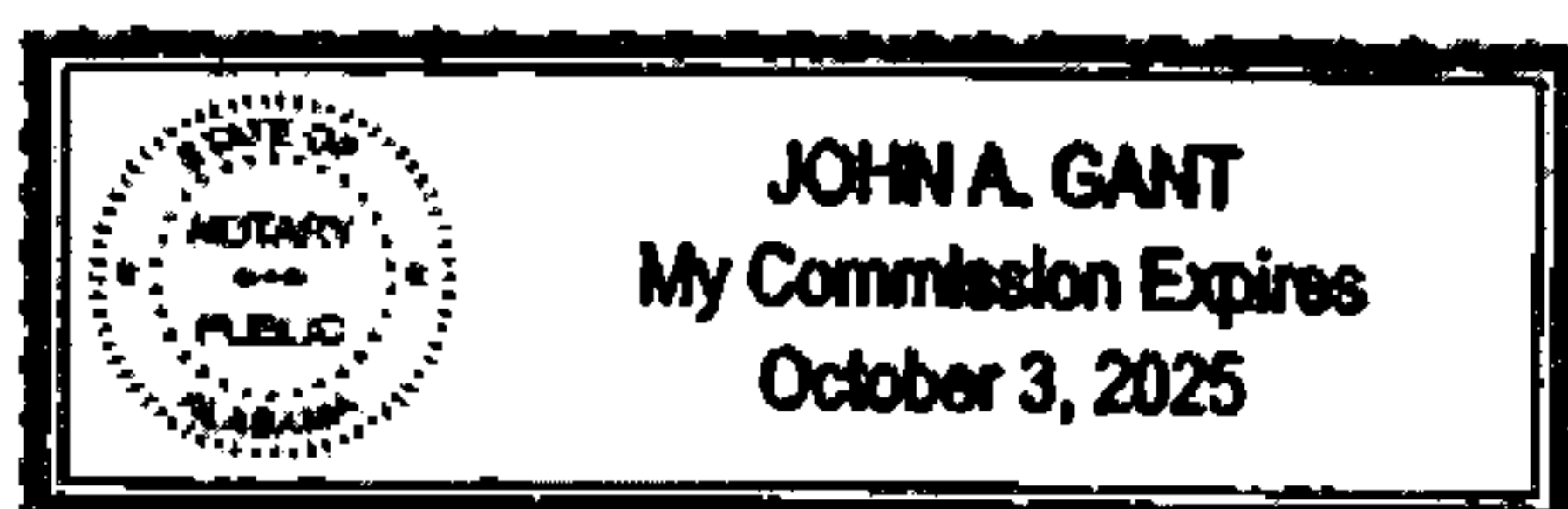


EXHIBIT "A"

PARCEL 1

A parcel of land situated in the South half of Section 20, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a found capped rebar marking the Northwest corner of the Northeast one-quarter of the Southwest one-quarter of said Section 20; thence run South 89 degrees 21 minutes 18 seconds East along the North line of said quarter-quarter for a distance of 1350.50 feet to the POINT OF BEGINNING; thence run South 89 degrees 21 minutes 18 seconds East along said North line for a distance of 22.06 feet to a found 1" open top; thence run South 89 degrees 39 minutes 30 seconds East along said North line for a distance of 1315.57 feet to a set 5/8 inch capped stamped MRA, said point lying on a fence line; thence leaving said North line, run South 00 degrees 13 minutes 41 seconds West along said fence line for a distance of 1331.20 feet to a set 5/8" capped rebar stamped MRA; thence run South 00 degrees 03 minutes 25 seconds East along said fence line for a distance of 255.65 feet to a set 5/8" capped rebar stamped MRA; thence leaving said fence line run North 89 degrees 04 minutes 50 seconds West for a distance of 235.00 feet to a set 5/8 inch capped rebar stamped MRA; thence run South 00 degrees 03 minutes 25 seconds East for a distance of 100.00 feet to a set 5/8 inch capped rebar stamped MRA; thence run North 86 degrees 30 minutes 17 seconds West for a distance of 28.27 feet to a point, said point lying on the North edge of a pond; thence meander in a Southeasterly direction along said edge of pond for a distance of 435 feet more or less to a point, said course having a chord bearing of South 30 degrees 54 minutes 54 seconds East and a chord distance of 365.87 feet; thence leaving said pond run South 88 degrees 47 minutes 08 seconds East for a distance of 55.09 feet to a set 5/8 inch capped rebar stamped MRA; thence run South 00 degrees 00 minutes 52 seconds West along said fence line for a distance of 317.94 feet to a found 3/4" rebar; thence run South 89 degrees 27 minutes 40 seconds West for a distance of 104.42 feet to a found 4" open top; thence run South 00 degrees 16 minutes 59 seconds East for a distance of 209.62 feet to a found 1" open top, said point being a point on the Northernmost right of way line of Old Highway 280 (40' right of way); thence run North 87 degrees 49 minutes 35 seconds West along said Northernmost right of way for a distance of 441.81 feet to a set 5/8" capped rebar stamped MRA; thence leaving said Northernmost right of way, run North 02 degrees 04 minutes 30 seconds East for a distance of 374.79 feet to a set 5/8" capped rebar stamped MRA; thence run North 24 degrees 25 minutes 17 seconds East for a distance of 42.32 feet to a set 5/8" capped rebar stamped MRA; thence run North 47 degrees 09 minutes 11 seconds West for a distance of 185.79 feet to a set 5/8" capped rebar stamped MRA; thence run North 00 degrees 31 minutes 23 seconds East for a distance of 70.58 feet to a set 5/8" capped rebar stamped MRA; thence run North 73 degrees 44 minutes 22 seconds West for a distance of 33.18 feet to a set 5/8" capped rebar stamped MRA; thence run North 00 degrees 55 minutes 10 seconds East for a distance of 568.89 feet to a set 5/8" capped rebar stamped MRA; thence run North 89 degrees 04 minutes 50 seconds West for a distance of 651.85 feet to a set 5/8" capped rebar stamped MRA; thence run North 00 degrees 29 minutes 48 seconds East for a distance of 1317.77 feet to the POINT OF BEGINNING. Said parcel contains 2,407,893 square feet or 55.28 acres more or less.

Being a portion of the property conveyed to William Hughes in Deed Book 151, page 182, Deed Book 229, page 200, and the property conveyed to William Hughes and Lorene Hughes in Deed Book 256, page 313.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/05/2024 03:29:44 PM
 \$413.00 JOANN
 20240305000060330

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	<u>Estate of Lorene D. Hughes</u>	Grantee's Name	<u>Chad & Brenda Hughes</u>
Mailing Address	<u>5566 Old Highway 280</u>	Mailing Address	<u>5566 Old Highway 280</u>
	<u>Westover, AL 35147</u>		<u>Westover, AL 35147</u>
Property Address	<u>5606 Old Highway 280</u>	Date of Sale	<u>3/5/2024</u>
	<u>Westover, AL 35147</u>	Total Purchase Price	\$ <u> </u>
		or	
		Actual Value	\$ <u> </u>
		or	
		1/2 Assessor's Market Value	\$ <u>381,590.00 **</u>

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☐ Sales Contract

☐ Closing Statement

☒ Other ** Deed is being recorded to convey one-half of the Grantor's property to an heir of the Grantor. Consideration is one-half the tax value of \$763,180.00.

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 3/5/2024

Print John A. Gant

Sign *John A. Gant*
 (Owner ☒ Agent) circle one