

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

Send tax notice to:
Renata Hughes Martin
5676 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 GRANTEE 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 RENATA HUGHES MARTIN, (herein referred to as GRANTEE) 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"

To have and to hold said GRANTEE forever.

Dated this the 5th day of March, 2024.

Myron Chad Hughes
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, he 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.

John A. Gant
NOTARY PUBLIC:
My commission expires:

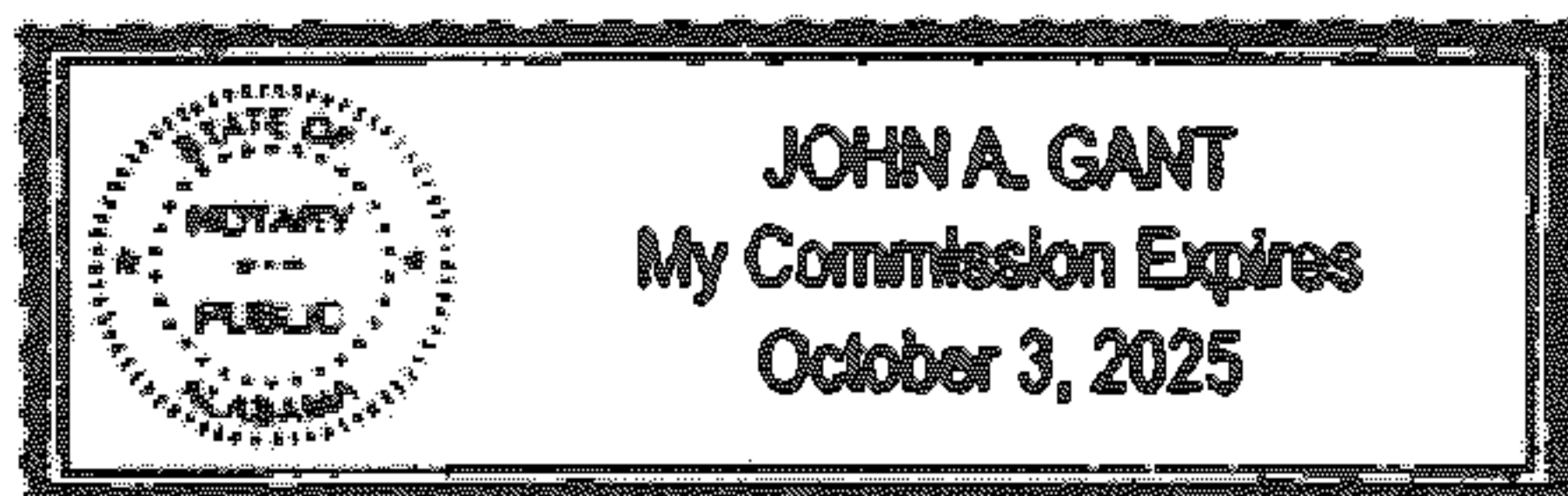


EXHIBIT "A"**PARCEL 2**

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:

Begin 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 a distance of 1350.50 feet to a set 5/8" capped rebar stamped MRA; thence leaving said North line, run South 00 degrees 29 minutes 48 seconds West for a distance of 1317.77 feet to a set 5/8" capped rebar stamped MRA; thence run South 89 degrees 04 minutes 50 seconds East for a distance of 651.85 feet to a set 5/8" capped rebar stamped MRA; thence run South 00 degrees 55 minutes 10 seconds West for a distance of 568.89 feet to a set 5/8" capped rebar stamped MRA; thence run South 73 degrees 44 minutes 22 seconds East for a distance of 33.18 feet to a set 5/8" capped rebar stamped MRA; thence run South 00 degrees 31 minutes 23 seconds West for a distance of 70.58 feet to a set 5/8" capped rebar stamped MRA; thence run South 47 degrees 09 minutes 11 seconds East for a distance of 185.79 feet to a set 5/8" capped rebar stamped MRA; thence run South 24 degrees 25 minutes 17 seconds West for a distance of 42.32 feet to a set 5/8" capped rebar stamped MRA; thence run South 02 degrees 04 minutes 30 seconds West for a distance of 374.79 feet to a set 5/8" capped rebar stamped MRA, 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 357.44 feet to a set 5/8" capped rebar stamped MRA; thence leaving said Northernmost right of way, run North 00 degrees 21 minutes 57 seconds West for a distance of 307.72 feet to a found rebar; thence run North 32 degrees 02 minutes 49 seconds East for a distance of 99.95 feet to a set 5/8" capped rebar stamped MRA; thence run South 55 degrees 33 minutes 42 seconds East for a distance of 132.16 feet to a set 5/8" capped rebar stamped MRA; thence run North 33 degrees 45 minutes 30 seconds East for a distance of 152.05 feet to a set 5/8" capped rebar stamped MRA; thence run North 45 degrees 06 minutes 01 seconds West for a distance of 176.35 feet to a set 5/8" capped rebar stamped MRA; thence run South 53 degrees 04 minutes 41 seconds West for a distance of 156.66 feet to a set 5/8" capped rebar stamped MRA; thence run South 34 degrees 38 minutes 06 seconds East for a distance of 59.70 feet to a set 5/8" capped rebar stamped MRA; thence run South 33 degrees 30 minutes 51 seconds West for a distance of 100.76 feet to a set 5/8" capped rebar stamped MRA; thence run North 23 degrees 43 minutes 03 seconds West for a distance of 314.43 feet to a set 5/8" capped rebar stamped MRA; thence run North 00 degrees 27 minutes 17 seconds West for a distance of 26.88 feet to a found 1/2" rebar; thence run North 87 degrees 48 minutes 53 seconds West for a distance of 290.05 feet to a found rebar, said point being a point on the West line of the Southwest one-quarter of the Southeast one-quarter of said Section 20; thence run North 00 degrees 37 minutes 22 seconds West along said West line for a distance of 518.33 feet to a found railroad rail marking the Southeast corner of the Northeast one-quarter of the Southwest one-quarter of said Section 20; thence run North 88 degrees 15 minutes 38 seconds West along the South line of said quarter-quarter for a distance of 1343.19 feet to a found 1" open top; thence leaving said South line, run North 01 degrees 23 minutes 05 seconds East for a distance of 1292.08 feet to the POINT OF BEGINNING. Said parcel contains 2,340,514 square feet or 53.73 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 03:39:02 PM
 \$413.00 JOANN
 20240305000060350

Alvin S. Beyl

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>Renata Hughes Martin</u>
Mailing Address	<u>5566 Old Highway 280</u> <u>Westover, AL 35147</u>	Mailing Address	<u>5676 Old Highway 280</u> <u>Westover, AL 35147</u>
Property Address	<u>5606 Old Highway 280</u> <u>Westover, AL 35147</u>	Date of Sale	<u>3/5/2024</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		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