

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, RENATA HUGHES MARTIN and WILLIAM MARK HUGHES, as tenants in common, (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.

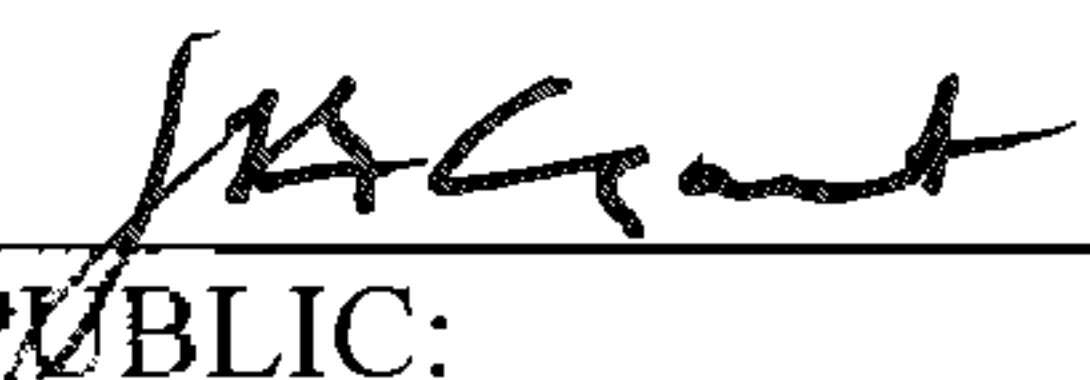


MYRON CHAD HUGHES, as Personal Representative
of the Estate of Lorene D. Hughes, deceased,
Shelby County Probate Case #PR-2023-000404

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, 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.



NOTARY PUBLIC:
My commission expires:

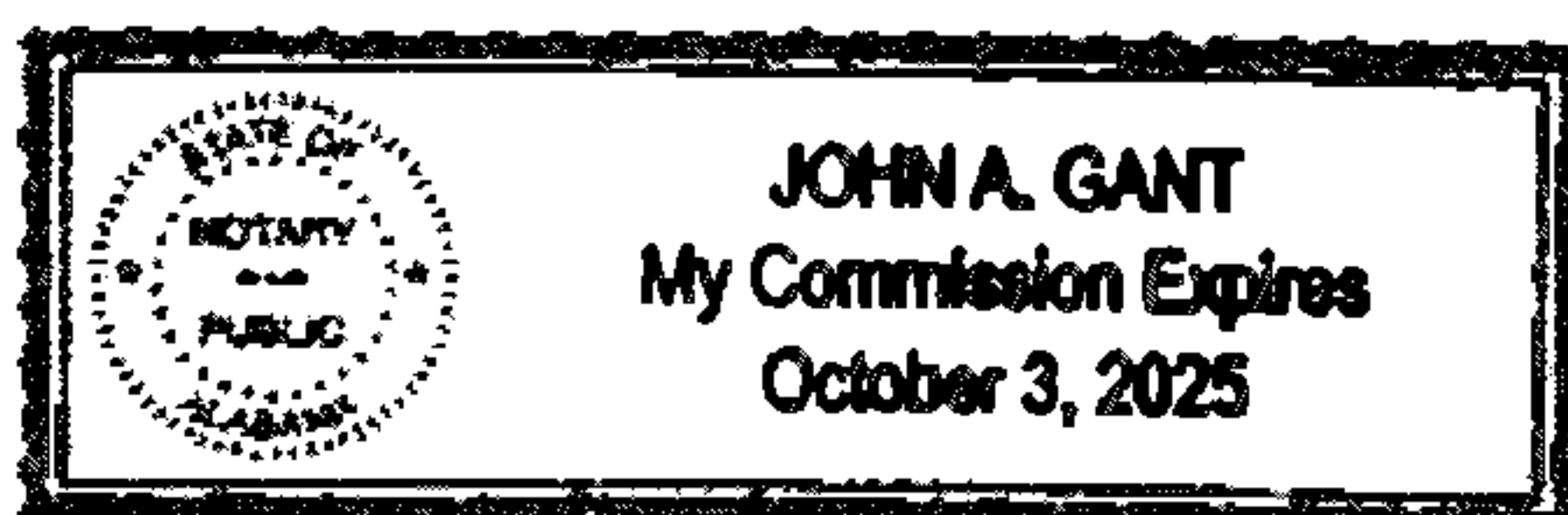


EXHIBIT A

A parcel of land being situated in the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Begin at a found one inch open top pipe marking the Northeast corner of the Southwest Quarter of the Southeast Quarter, thence run South 00 degrees 34 minutes 02 seconds East along the East line of said Quarter, Quarter Section line for a distance of 209.63 feet to a found capped rebar stamped R/C DHA; thence leaving said Section line run South 88 degrees 01 minutes 33 seconds West for a distance of 682.95 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point lying on Brasher Lane (R.O.W. Varies); thence run North 54 degrees 40 minutes 48 seconds East along Brasher Lane right of way for a distance of 42.30 feet to a found concrete monument; thence run North 35 degrees 23 minutes 30 seconds West along Brasher Lane Right of Way for a distance of 120.03 feet to a found concrete monument; thence run South 54 degrees 26 minutes 04 seconds West along said Brasher Lane right of way for a distance of 251.10 feet to a found concrete monument, said point lying on a curve to the right, said curve having a radius of 439.10 feet, a central angle of 21 degrees 04 minutes 42 seconds, a chord bearing of South 65 degrees 30 minutes 48 seconds West, and a chord distance of 160.63 feet; thence run along the arc of said curve and along said Brasher Lane right of way for a distance of 161.54 feet to a found concrete monument; thence run South 75 degrees 50 minutes 57 seconds West along said Brasher Lane right of way for a distance of 33.93 feet to a found concrete monument, said point lying on a curve to the left, said curve having a radius of 1,822.95 feet, a central angle of 01 degrees, 11 minutes 11 seconds, a chord bearing of South 72 degrees 30 minutes 38 seconds West, a chord distance of 37.75 feet; thence run along the arc of said curve and along said Brasher Lane right of way for a distance of 37.75 feet to a found concrete monument; thence run North 89 degrees 26 minutes 07 seconds West along said Brasher Lane right of way for a distance of 152.78 feet to a found capped rebar stamped RIC DHA, said point lying on the Eastern right of way of U.S. Highway 280 (R.O.W. Varies); thence leaving said Brasher Lane right of way run North 17 degrees 38 minutes 41 seconds West along said Highway 280 right of way for a distance of 387.92 feet to a found concrete monument; thence run North 03 degrees 45 minutes 32 seconds East along said Highway 280 right of way for a distance of 298.10 feet to a found rail road spike; thence leaving said Highway 280 right of way run North 89 degrees 49 minutes 38 seconds East for a distance of 1,382.36 feet to a found one inch open top pipe, said point lying on the East line of the Northwest Quarter of the Southeast Quarter of said Section 17; thence run South 00 degrees 34 minutes 02 seconds East along said East line for a distance of 329.71 feet to the POINT OF BEGINNING. Said parcel contains 785,658 Square feet or 18.04 Acres more or less.

Being the same as the property conveyed to W. D Hughes in Deed Book 276, page 716, in the Probate Office of Shelby County Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/05/2024 03:45:25 PM
 \$984.00 JOANN
 20240305000060370

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Estate of Lorene D. Hughes
 Mailing Address 5566 Old Highway 280
Westover, AL 35147

Grantee's Name M. Chad Hughes, Renata Hughes Martin,
& William Mark Hughes
 Mailing Address 5566 Old Highway 280
Westover, AL 35147

Property Address 5606 Old Highway 280
Westover, AL 35147

Date of Sale 3/5/2024
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 949,960.00

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 Grantor's property out of her estate to her heirs.

* 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