

**WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Charles Henry Hughes and  
Cynthia Hughes  
85 Sunrise Circle  
Wilsonville, AL 35186

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two Hundred Sixty-Seven Thousand Five Hundred and 00/100 Dollars (\$267,500.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **SARA H. KETCHAM, as Personal Representative of the Estate of Tim Earl Cox a/k/a Timothy E. Cox a/k/a Timothy Earl Cox, deceased, Shelby County Probate Case No. PR-2025-001755** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **CHARLES HENRY HUGHES and CYNTHIA HUGHES**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

**TIMOTHY E. COX was the surviving Grantee of those certain deeds recorded in Instrument 2001-15265 and Instrument 20120731000278160, the other Grantee, LYNN H. COX, having dies on or about 07/23/2022**

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

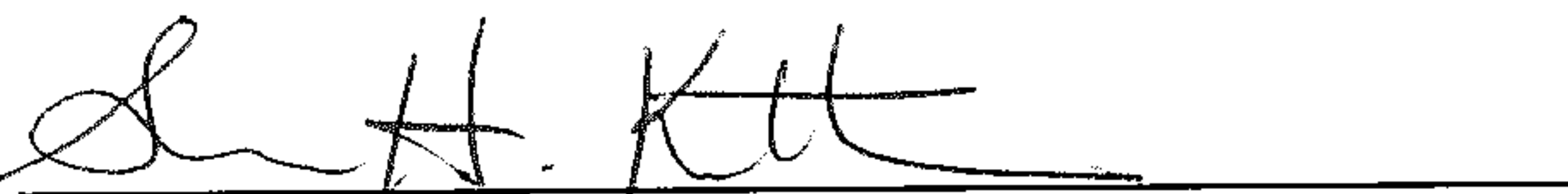
**\$262,654.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 the joint tenancy 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 the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by the undersigned, who is authorized to execute this conveyance, has hereunto set its signature and seal this 22nd day of January, 2026.

**Estate of Tim Earl Cox a/k/a Timothy E. Cox a/k/a Timothy Earl Cox, deceased,  
Shelby County Probate Case No. PR-2025-001755**

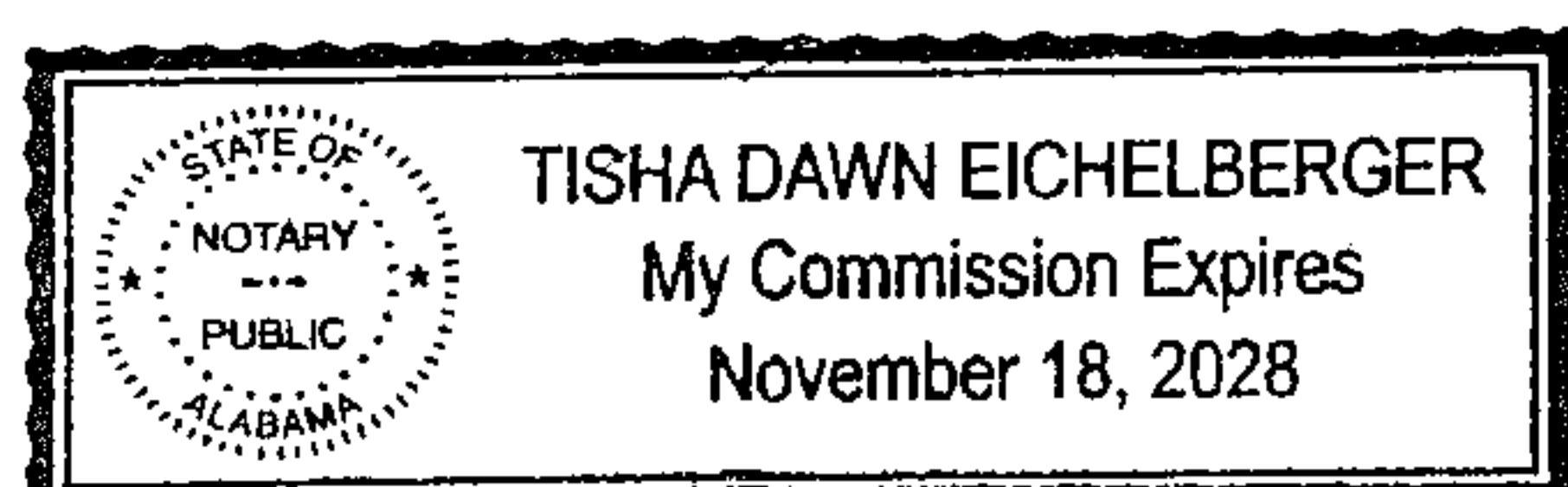


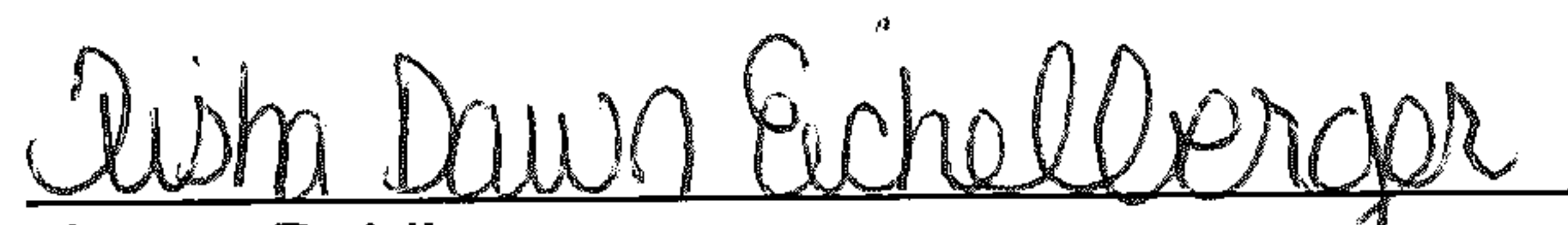
**BY: Sara H. Ketcham, Personal Representative**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sara H. Ketcham**, whose name as **Personal Representative of Estate of Tim Earl Cox a/k/a Timothy E. Cox a/k/a Timothy Earl Cox, deceased, Shelby County Probate Case No. PR-2025-001755**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 22nd day of January, 2026.



  
Notary Public  
My Commission Expires: 11/18/2028

## EXHIBIT "A"

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A parcel of land in the NE 1/4 of the NW 1/4 of Section 13, Township 21 South, Range 1 East, being a part of the same land described in a deed to Thurman E. Newman, recorded in Deed Book 330, at page 816, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Northwest corner of said Section 13; thence East along the North line of said Section, a distance of 100.16 feet to a point on the Northeast edge of the Lokey Ferry Road; thence South 40°10'03" East along the Northeast edge of said road, a distance of 217.31 feet to a point; thence South 71°50'49" East a distance of 398.02 feet; thence South 03°14'00" West a distance of 241.04 feet to the Point of Beginning; thence continue along last described course a distance of 226.76 feet; thence North 81°35'05" East a distance of 189.41 feet to the West right of way of Sunrise Circle; thence North 4°11'40" East along the chord of a curve to the right, having a radius of 360.00 feet and an arc length of 159.74 feet, a chord distance of 158.43 feet; thence North 77°40'35" West a distance of 190.56 feet to the Point of Beginning.

ALSO:

Commence at the NW corner of Section 13, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 90°00'00" East, a distance of 100.16 feet; thence South 40°10'03" East, a distance of 217.31 feet; thence South 71°50'49" East, a distance of 398.02 feet; thence South 03°14'00" West, a distance of 200.71 feet to the Point of Beginning; thence continue along the last described course, a distance of 40.33 feet; thence South 77°40'35" East, a distance of 190.56 feet; thence North 61°19'55" West, a distance of 148.34 feet; thence North 79°41'50" West, a distance of 54.62 feet to the Point of Beginning.

TAX PARCEL NUMBER: 20-6-13-0-001-056.009

