



american title insurance company

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Vaughn  
709 Barber Brook Circle  
Birmingham, AL

This instrument was prepared by  
Robert L. Shields III, Attorney at Law  
(Name) 2175 11th Court, South  
(Address) Birmingham, AL

329



19801111000128370 Pg 1/1 00  
Shelby Cnty Judge of Probate, AL  
11/11/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Seven Thousand Seven Hundred Thirty Four (\$27,734.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Lee A. Wells III, an unmarried man  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Michael S. Vaughn and wife, Sandra J. Vaughn

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 21, according to a resurvey of Lots 20 and 21, Riverchase West, Dividing Ridge, as recorded in Map Book 7, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama.

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

As a part of the consideration herein, the grantees hereby assume and agree to pay according to its terms that certain mortgage given by Lee A. Wells III and wife, Kathleen C. Wells to Jefferson Federal Savings and Loan Association of Birmingham, recorded in Mortgage Book 379, Page 141, in the Probate Office of said county.

Lee A. Wells III, unmarried, is one and the same as Lee A. Wells III the grantee in that certain instrument recorded in Deed Book 312, page 847, in the Probate Court of Shelby County, AL.

BOOK 329 PAGE 699

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this  
day of October, 1980

WITNESS:

M. Kay Stottlemire (Seal)

Lee A. Wells III (Seal)

1980 NOV 11 AM 9:33 See deed 329-698  
Rec. 1.50  
Dud. 1.00  
2.50

STATE OF Oklahoma }  
Tulsa COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee A. Wells III, an unmarried man 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 29 day of October

M. Kay Stottlemire (Seal)  
Notary Public

B.T. 1

My Commission Expires Nov. 10, 1983

