



This instrument was prepared by:
S. Kent Stewart
Stewart and Associates, PC
3595 Grandview Parkway Ste 345
Birmingham, Alabama 35243

Send tax notice to:
Thomas J. Vaughn
501 Meadow Ridge Circle
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Fifty-Eight Thousand and 00/100 Dollars (\$258,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Chris L. Harris and his wife Jennifer M. Harris

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Thomas J. Vaughn and Katherine Vaughn

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit A attached hereto

\$206,400.00 of the proceeds come from a mortgage recorded simultaneously herewith.

\$38,700.00 of the proceeds come from a second mortgage recorded simultaneously herewith

- Subject to: (1) 2005 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantors; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 hereby 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 we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 4th day of January, 2005

Chris L. Harris

(Seal)

Jennifer M. Harris

(Seal)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Chris L. Harris and Jennifer M. Harris whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, 2005

Notary Public: David P. Condon
My Commission Expires: 2-12-06

EXHIBIT "A"

Lot 1, according to the survey of Meadow Brook Cluster Homes, 1st Sector, as recorded in Map Book 13, Page 20, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except the following described parcel of land, Part of Lot 1, Meadow Brook Cluster Homes, 1st Sector, as recorded in Map Book 13, Page 20, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of said Lot 1; thence run in a Westerly direction along the North line of said Lot 1, and also along the South line of Lot 2, in said Meadow Brook Cluster Homes for a distance of 27.00 feet to the point of beginning; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds, and run in a Southerly direction for a distance of 1.00 foot to a point; thence turn an angle to the right 90 degrees 00 minutes 00 seconds and run in a Westerly direction parallel to North line of said Lot 1 for a distance of 53.20 feet to a point; thence turn an angle to the right 90 degrees 00 minutes 00 seconds and run in a Northerly direction for a distance of 1.00 foot to the North line of said Lot 1; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in an Easterly direction along the North line of said Lot 1 for a distance of 53.20 feet to the point of beginning; being situated in Shelby County, Alabama.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.