

THE STATE OF ALABAMA

SHELBY COUNTY

4159
Dep. 10.00
See Mtg.
DEED WITH ASSUMPTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other valuable considerations, to the undersigned grantors, W. N. Barrington, Jr. and Rexena H. Barrington, in hand paid by Rudolph Vaughn and Sally D. Vaughn, the receipt whereof is hereby acknowledged, and for the further consideration of the assumption by the within grantees, Rudolph Vaughn and Sally D. Vaughn, of the indebtedness secured by that certain mortgage from the grantors to S. M. Steen dated September 21, 1960, as recorded in Mortgage Volume 268 at Page 325 in the office of the Judge of Probate of Shelby County, Alabama, securing an original loan in the amount of \$12,000.00; we, the said W. N. Barrington, Jr. and Rexena H. Barrington, his wife, do hereby grant, bargain, sell and convey unto the said Rudolph Vaughn and Sally D. Vaughn, for and during their joint lives, with remainder upon the death of either of them, 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:

Part of NW 1/4 of NE 1/4 of Section 15, Township 19 South, Range 2 West, more particularly described as follows: Commencing at NE corner of said forty and run South along East line of said forty, 392 feet to point of beginning of tract herein described: thence turn angle of 77 degrees 02 minutes to right and run 410.48 feet; thence turn angle of 77 degrees 02 minutes to left and run Southerly to North line of Valleydale Highway right-of-way; thence in an Easterly and Northeasterly direction along North right-of-way line of said Highway to intersection of Eastline of said forty acres; thence run North along East line of said forty acres to point of beginning.

Also all that part of the S 1/2 of NE 1/4 of NE 1/4 of Section 15, Township 19 South, Range 2 West, that lies Northwest of Valleydale Highway right-of-way, EXCEPTING that tract sold to E. C. Reynolds and wife, Lula Mae Reynolds as described in Deed Book 195 on Page 454 in Probate Office of Shelby County, Alabama.

The total sum of both parcels being nine (9) acres, more or less.

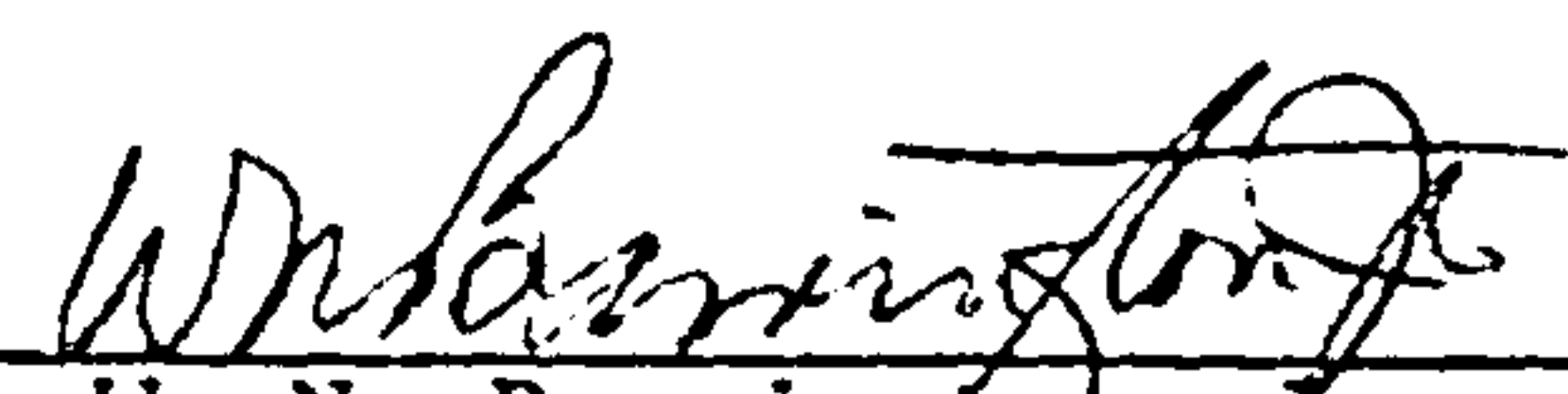
Minerals and mining rights excepted to all of above lands.

Being the same property conveyed to the grantors herein by deed of S. M. Steen and Roma T. Steen, his wife, dated May 13, 1960, as is recorded in Deed Volume 211, at Page 253, in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Rudolph Vaughn and Sally D. Vaughn, for and during their joint lives, with remainder upon the death of either of them, 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, subject to the aforesaid mortgage, minerals reservation and ad valorem taxes due October 1, 1968.

AND WE DO, for ourselves, and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except the aforesaid mortgage, minerals reservation and taxes; 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 unto the said grantees, their heirs and assigns, forever, against the lawful claims of all persons whomsoever, excepting any claims made by virtue of the aforesaid mortgage, minerals reservation, and taxes.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 22nd day of January, 1968.

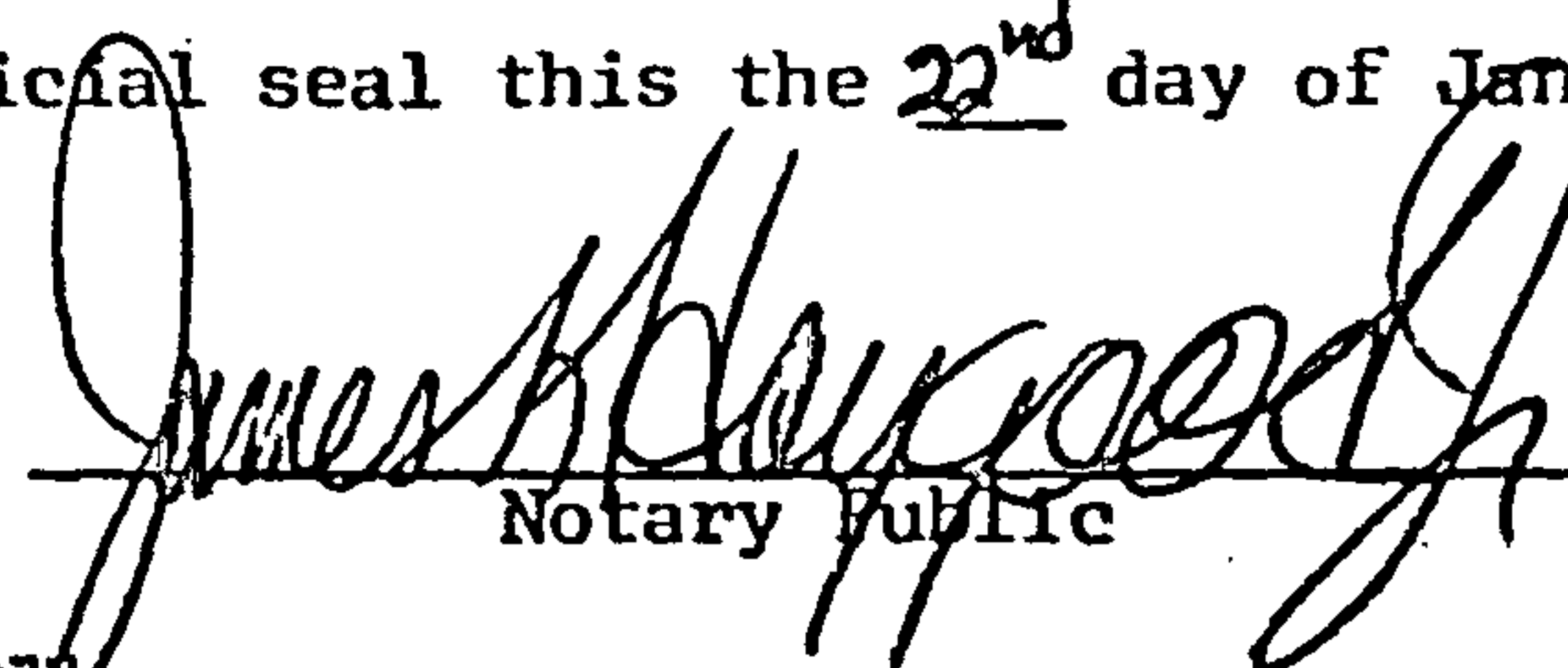

W. N. Barrington, Jr. (SEAL)


Rexena H. Barrington (SEAL)

THE STATE OF ALABAMA
LEE COUNTY

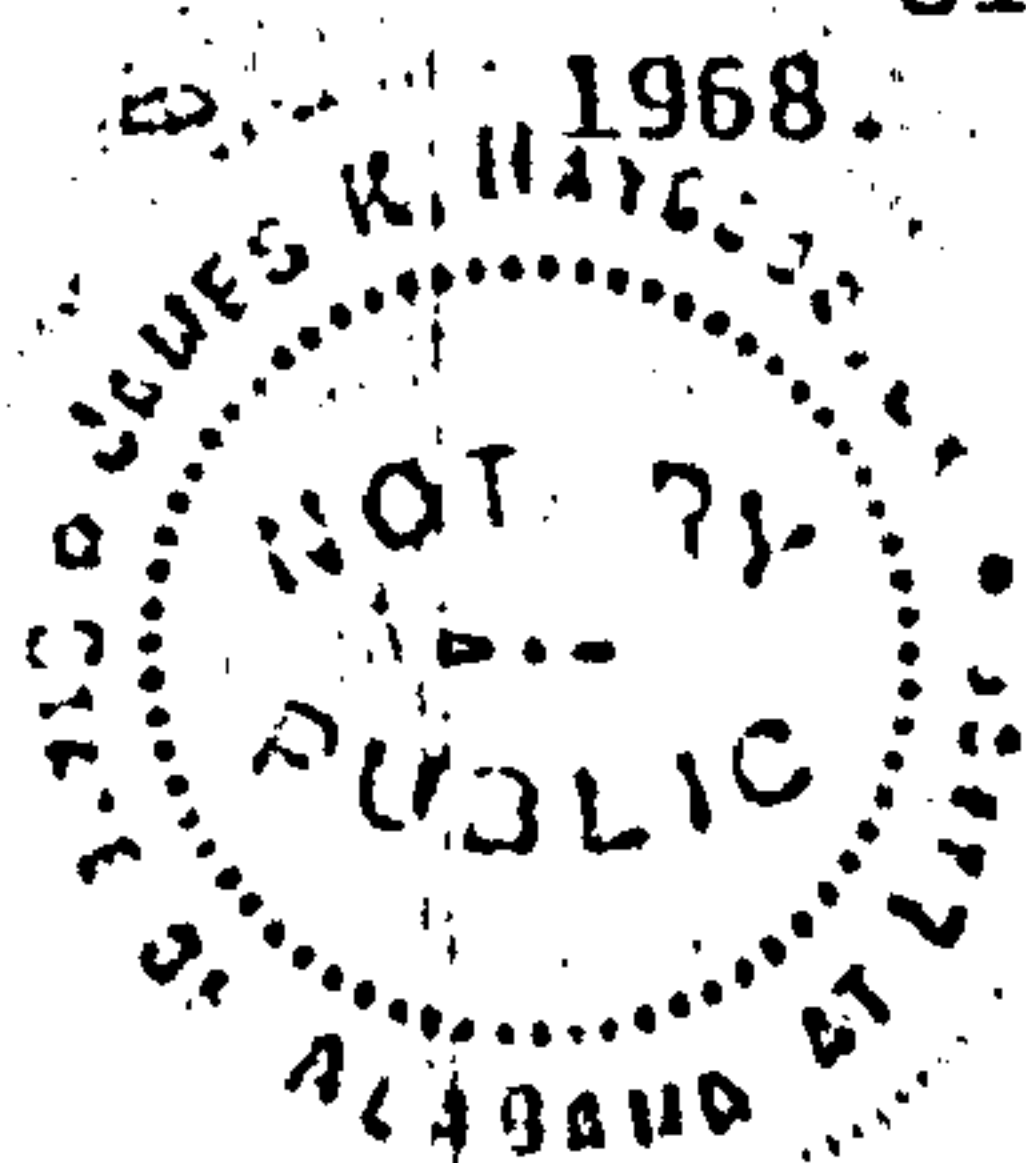
I, James K. Haygood, Jr., a Notary Public in and for the State of Alabama at Large, hereby certify that W. N. Barrington, Jr. and Rexena H. Barrington, his wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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


Notary Public

901

251



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
FEB 16 AM 10:37
U.C. FILE NUMBER 02
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
1968