

This instrument was prepared by

(Name) Wallace, Ellis & Fowler, Attorneys

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Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand and no/100 (\$15,000.00)-----DOLLARS

and other valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Billy Lee Jones and Joan Smith Jones, husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto

Wilson B. Vaughan and wife, Reba K. Vaughan

(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 11, in Block 3, according to "Arden Subdivision" of the Town of Montevallo, Alabama, as recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama.

Grantees, as a part of the consideration of this instrument, hereby agree to assume and pay the indebtedness as the same becomes due of that certain mortgage from Millard E. Taylor and wife, Geneva W. Taylor to Reese-King Mortgage Co., Inc., recorded in Mortgage Book 298, on page 762 in the Probate Office of Shelby County, Alabama, and assigned to Federal National Mortgage Association, assignment recorded in Deed Book 240, at page 908 in said Probate Office and said mortgage assumed by Billy Lee Jones and Joan Smith Jones on May 28, 1969, as shown in Deed recorded in Deed Book 258, at page 148, in said Probate Office, in the approximate amount of \$15,182.58.

BOOK 288 PAGE 379



19740821000041280 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/21/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 AUG 21 PM 12:40
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
General J. B. Jones
JUDGE OF PROBATE

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, we have hereunto set our hand(s) and seal(s), this 21st day of August, 1974.

WITNESS:

(Seal)
(Seal)
(Seal)

Billy Lee Jones (Seal)
Joan Smith Jones (Seal)
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Billy Lee Jones and Joan Smith Jones, husband and 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 21st day of August, 1974.

Notary Public.