

This instrument was prepared by
(Name) Robinson-Phillips Associates
601 8th Ave South
(Address) Birmingham, Alabama 2536

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Hundred and No/100 (\$1500.00).....DOLLARS
and the execution of a purchase money mortgage in the principle amount
of \$11,316.00
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
A.W. Little and wife Fern Little

(herein referred to as grantors) do grant, bargain, sell and convey unto
Donald W. Vaughn and wife Sandra G. 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:

8.01 acres more or less, described as follows: A part of the S $\frac{1}{2}$
of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 20 South, Range 1 West,
Shelby County, Alabama, more particularly described as follows:
From the North west Corner of said S $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence North 87
degrees 30 minutes East, 350 feet to point of beginning; thence South
0 degrees 41 minutes East, 314.27 feet; thence South 89 degrees 16
minutes 54 seconds East, 424.39 feet; thence South 11 degrees 47
minutes West, 212.36 feet; thence North 89 degrees 29 minutes East,
418.79 feet; thence North 0 degrees 41 minutes West, 558.50 feet;
thence South 87 degrees 30 minutes West, 797.61 feet to point of
beginning.

Also, a non-exclusive right-of-way for roadway and utility purposes
being twenty feet in width, that shall begin at the south point
of the South 11 degree 47 minute West line as above described;
thence run south in a straight line to the Crenshaw Road, this
straight line to be South 11 degrees 47 minutes West; thence
East along the Crenshaw Road right-of-way 20 feet; thence North
parallel to the above described line, to the South line of
above described property being the North 89 degree 29 minute East
line; thence West to the point of beginning. Grantors reserve the
right to provide alternative access.

Subject to mineral rights not owned by Grantors, and easements,
restrictions and rights-of-way of record.

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 15TH
day of SEPTEMBER, 1976.

WITNESS:
Robert H. Robins (Seal)
Robert H. Robins (Seal)
A. W. Little Jr. (Seal)
Fern Little (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment

I, RITA ANN VROCHER, a Notary Public in and for said County, in said State,
herby certify that THE ABOVE NAMED GRANTORS
whose name 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 15TH day of SEPTEMBER, A. D., 1976

Rita Ann Vrocher
Notary Public.



19761229000125620 1/3 \$.00
Shelby Cnty Judge of Probate, AL
12/29/1976 12:00:00AM FILED/CERT

My Commission Expires September 3, 1980

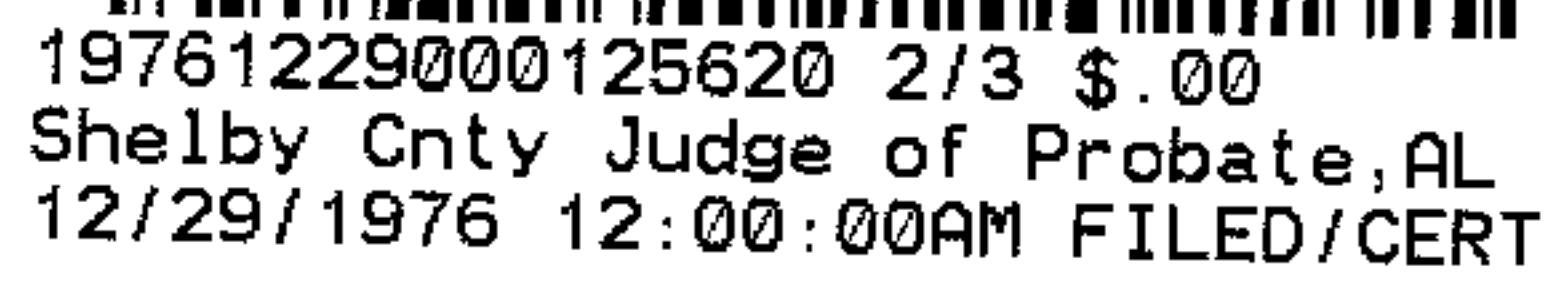
119-174 Line

N 87° 30' E
350'

50°41'E
314.27

424.39
589° 16' 54"

A part of the S₂ of the NE₄ of the SE₄ of Section 24, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: From the NW corner of said S₂ of NE₄ of SE₄; thence N 87°30'E, 350 feet to point of beginning; thence S 0°41'E, 314.27 feet; thence N 89°16'54"E, 424.39 feet; thence S 11°47'W, 212.30 feet; thence N 89°29'E, 418.79 feet; thence N 0°41'W, 558.50 feet; thence S 87°30'W, 797.01 feet to point of beginning. Containing 3.01 Acres, more or less.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 DEC 29 AM 11:22

Deed Tract 1.50

Com. of M. J. J. J.

JUDGE OF PROBATE

S87°30'W

797.61

8.01 Ac.

558.50

N0°41'W

SCALE
1"=100'

BOOK 303 PAGE 48

S11°47'W
212.36

418.79

N89°29'E

19761229000125620 3/3 \$.00
Shelby Cnty Judge of Probate, AL
12/29/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

I, Frank S. Hollis, a registered land surveyor in the State of Alabama,
hereby certify that the above is a true and correct plat of the property described.
According to a survey completed by me on August 27, 1976.

FRANK HOLLIS & ASSOCIATES
Opemonta, Alabama 274-9485

By: *Frank S. Hollis*
Frank S. Hollis Reg. #9323

