

1458

SEND TAX NOTICE:
Michael H. Vaughn
1402 Michael Drive
Alabaster, AL 35007

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 704 Independence Plaza
(Address) Birmingham, AL 35209

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

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

That in consideration of Seventy Nine Thousand Nine Hundred and no/100---DOLLARS

to the undersigned grantor, Scott & Williams Co., Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Michael H. Vaughn AND Angela H. 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:

"SEE ATTACHED FOR LEGAL DESCRIPTION"

Handwritten signature/initials

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Subject to taxes, easements and restrictions of record.

\$71,900.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of August 19 86

ATTEST:

Scott & Williams Co., Inc.

By *A. C. Scott* President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that A. C. Scott
whose name as President of Scott & Williams Co., Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 9th day of August 19 86

William H. Halbrooks
Notary Public

Lot 52, according to the survey of Scottsdale, Third Addition, as recorded in Map Book 8 page 123, in the Probate Office of Shelby County Alabama; being situated in Shelby County, Alabama. LESS AND EXCEPT: the following is the legal description of a part of Lot 52 in the Residential Subdivision Scottsdale Third Addition, situated in the Southeast 1/4 of Section 14 and the Northeast 1/4 of Section 23, all in Township 21 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows:

Begin at the Southerly most point on Lot 52, said point being the P.C. of a curve on the Westerly right of way of Michael Drive, thence in a Northerly direction along the West side of Lot 52 a distance of 100.00 feet; thence right 90 deg. 00 min. 00 sec. in an Easterly direction a distance of 15.42 feet to the Westerly right of way of

Michael Drive, said point being on a curve to the left, said curve having a central angle of 18 deg. 45 min. 27 sec. and a radius of 310.45 feet; thence right 108 deg. 08 min. 37 sec. to the tangent of said curve and along the arc of said curve and said right of way in a Southerly direction a distance of 101.64 feet to the point of beginning; being situated in Shelby County, Alabama.

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

1986 SEP 19 PM 3:08

F. R. ...
JUDGE OF PROBATE

1. Deed Tax \$ 8.00

2. Mtg. Tax

3. Recording Fee 5.00

4. Indexing Fee 1.00

TOTAL 14.00