

SEND TAX NOTICE: JAMES R. VAUGHAN  
386 A BROOKGREEN LANE  
HELENA, AL 35080

This instrument was prepared by

(Name) JAMES R. MONCUS, JR., ATTORNEY  
1586 MONTGOMERY HIGHWAY, SUITE B  
(Address) BIRMINGHAM, AL 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY SEVEN THOUSAND AND NO/100-(\$147,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
GERTRUDE, S. EACH, A WIDOW

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

JAMES R. VAUGHAN AND JOYCE R. VAUGHAN

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
SHELBY County, Alabama to-wit:

LOT 5, IN BLOCK 6, IN INDIAN SPRINGS RANCH, BEING A SUB-DIVISION OF A PART OF THE N  $\frac{1}{2}$  OF THE SE  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  OF SECTION 29; A PART OF THE SW  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF SECTION 28; A PART OF THE E  $\frac{1}{2}$  OF THE NE  $\frac{1}{4}$  OF SECTION 32; AND A PART OF THE W  $\frac{1}{2}$  OF THE NW  $\frac{1}{4}$  OF SECTION 33, ALL IN TOWNSHIP 19 SOUTH, RANGE 2 WEST, SITUATED IN SHELBY COUNTY, ALABAMA, ACCORDING TO THE PLAT THEREOF PREPARED BY A. A. WINTERS, REGISTERED SURVEYOR, AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, ON SEPTEMBER 26, 1958, IN MAP BOOK 4, AT PAGE 29.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

(\$100,000.00) OF THE ABOVE-RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

GERTRUDE S. EACH IS THE SURVIVING GRANTEE OF DEED RECORDED IN DEED VOLUME 297, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, WILLIAM L. EACH, HAVING DIED ON OR ABOUT THE 29 DAY OF September, 1987.

TO HAVE AND TO HOLD Unto the said 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 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, I have hereunto set MY hand(s) and seal(s), this 16TH day of JANUARY, 1987

WITNESS:

Notary Public STATE OF ALA. SHELBY CO.  
Rec 2.50 I CERTIFY THIS  
Ind 1.00 INSTRUMENT WAS FILED  
50.50 1987 JAN 20 PM 12:24

Gertrude S. Each (Seal)  
GERTRUDE S. EACH (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA Jefferson COUNTY  
JUDGE OF PROBATE

General Acknowledgment

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that GERTRUDE S. EACH, A WIDOW whose name 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 SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of JANUARY A. D., 1987