

This instrument was prepared by:

(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. Charles F. Vaughn, Jr.
(Address) 6008 Woodvale Drive
Helena, Alabama 35080**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY }

534
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY THOUSAND SIX HUNDRED AND NO/100 (\$90,600.00) DOLLARS

to the undersigned grantor, **JACKIE WILLIAMS COMPANY, 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
CHARLES F. VAUGHN, JR. and wife, LAURIE M. 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:

Lot 8, according to the Survey of Woodvale Subdivision, as recorded in Map Book 12 page 21 and 22, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 40 feet reserved from Woodvale Drive as shown by plat.

Public utility easements as shown by recorded plat, including a 5 foot on rear and sides for drainage easements.

Agreement with Alabama Power Company as to underground cables recorded in Real 189 page 630 and covenants pertaining thereto recorded in Real 189 page 620 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 86 page 182 in Probate Office.

\$79,992.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 221 PAGE 286

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

89 JAN -6 PH 2: 09

Thomas J. Williams, Jr.
JUDGE OF PROBATE1. Deed Tax \$ 11.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 14.50

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 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 encumbrances,

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 it President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30 day of December 1988

ATTEST:

Secretary

JACKIE WILLIAMS COMPANY, INC.
By Jackie Williams
President, Jackie WilliamsSTATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned a Notary Public is and for said County in said State, hereby certify that Jackie Williams whose name as President of JACKIE WILLIAMS COMPANY, 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 is 30th day of

December

19 88

1/25/90

Commission Expires

Notary Public