

2079

This instrument prepared by John Hollis Jackson, Jr.,
Attorney at Law, P. O. Box 1818, Clanton, AL 35045

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eighty-Four Thousand Seven Hundred and no/100 (\$84,700.00) Dollars, to the undersigned grantor, Transamerica Financial Services, Inc., a corporation, in hand paid by Lewis H. Vaughn and Lewis Frank Vaughn and Tammy Vaughn, the receipt of which is hereby acknowledged, the said Transamerica Financial Services, Inc., does by these presents, grant, bargain, sell and convey unto the said LEWIS H. Vaughn and Lewis Frank Vaughn and Tammy Vaughn the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 39, according to the Survey of Countryside at Chelsea, as recorded in Map Book 9, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

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 said Transamerica Financial Services, Inc., does for itself, its successors and assigns, covenant with said LEWIS H. Vaughn and Lewis Frank Vaughn and Tammy Vaughn, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 Lewis Frank Vaughn and Tammy Vaughn, their heirs, executors and assigns forever, against the lawful claims of all

First Title Corp

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persons.

IN WITNESS WHEREOF, the said Transamerica Financial Services, Inc., by its Vice President, James M. Brangle, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of May, 1990.

TRANSAMERICA FINANCIAL SERVICES, INC.

Attest:

Theresa A. Mefford
Secretary

BY: James M. Brangle
President

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James M. Brangle, whose name as Vice President of Transamerica Financial Services, 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 23rd day of May, 1990.

Jan M. Novotny
Notary Public OFFICIAL SEAL
JAN M. NOVOTNY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/30/92

Address of Grantee:

1. Deed Tax	\$ 400
2. Mtg. Tax	\$
3. Recording Fee	\$ 500
4. Indexing Fee	\$ 500
5. N. Tax Fee	\$
6. Certified Fee	\$ 100
Total	\$ 1500

STATE OF ILLINOIS
I CERTIFY THIS
INSTRUMENT WAS FILED

90 MAY 30 AM 8:50

Theresa A. Mefford
JUDGE OF PROBATE