

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571

Riverchase Office  
(205) 988-5600

This instrument was prepared by:

(Name) **MASON & FITZPATRICK, P.C.**  
(Address) **100 Concourse Parkway Suite 350**  
**Birmingham, Alabama 35244**

Send Tax Notice to:

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

**WARRANTY DEED**

**STATE OF ALABAMA**

**Shelby**

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **FIVE HUNDRED AND NO/100ths**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**Ben L. Vaughan, a married man**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Vaughan Homes, Inc.**

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
**Shelby County, Alabama, to-wit:**

**Lot 3, according to the Map of Southern Hills, Sector, 3, as recorded in Map Book 14, Page 96 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.**

**Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.**

**Together with a undivided 1/42 interest in and to the Park as shown on preliminary plat of Southern Hills Sectors 2,3,4 and 5.**

**THIS PROPERTY IS NOT HOMESTEAD PROPERTY FOR BEN L. VAUGHAN AS DEFINED BY THE CODE OF ALABAMA.**

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

91 MAR 15 AM 11:51

JUDGE OF PROBATE

1. Deed Tax	50
2. Mtg. Tax	3.50
3. Recording Fee	3.00
4. Indexing Fee	
5. No Tax Fee	1.00
6. Certified Fee	
Total	7.00

**HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.**

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this **8th**  
day of **March**, 19 **91**

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

**Ben L. Vaughan** (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

**STATE OF ALABAMA**

**Shelby**

**County**

**General Acknowledgment**

a Notary Public in and for said County,

I, **the undersigned**  
in said State, hereby certify that **Ben L. Vaughan, a married man**

whose name(s) **is** signed to the foregoing conveyance, and who  
day that, being informed of the contents of the conveyance

is known to me, acknowledged before me on this  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **8th** day of **March**, 19 **91**

My Commission Expires:

Notary Public