

This instrument was prepared by  
(Name) William H. Halbrooks, Atty  
(Address) 704 Independence Plaza  
Birmingham, AL 35209

Send Tax Notice To: James S. L. Browning  
name  
1402 Michael Drive  
address  
Alabaster, Alabama 35007

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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

That in consideration of EIGHTY SEVEN THOUSAND NINE HUNDRED AND NO/100-----  
----- DOLLARS (\$87,900.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Michael H. Vaughn, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto James S. L. Browning and wife, Donna Shipp Browning

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

See Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

\$75,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-31208

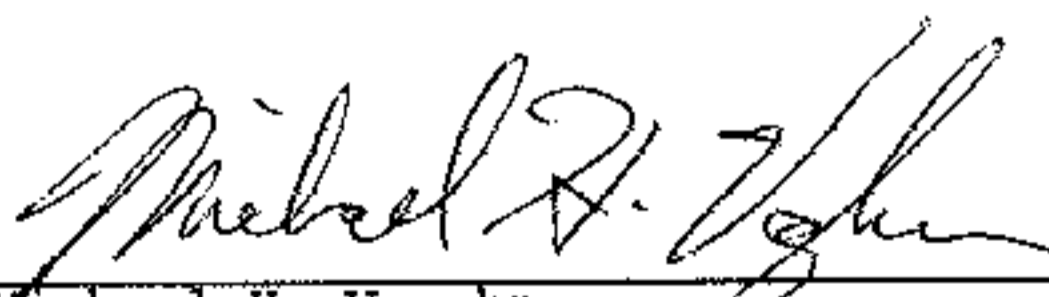
12/28/1992-31208  
08:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DDE MCB 22.00

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 December, 19 92.

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

  
\_\_\_\_\_  
Michael H. Vaughn (Seal)

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

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that  
Michael H. Vaughn, an unmarried man  
whose name he 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 executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 16th day of December, A.D., 1992

  
\_\_\_\_\_  
William H. Halbrooks Notary Public

EXHIBIT "A"

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 SE 1/4 of Section 14, and the NE 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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