

This instrument was prepared by

Send Tax Notice To: Loy O. Vaughan

(Name) William H. Halbrooks, Atty

name

(Address) 704 Independence Plaza
Birmingham, AL 35209

Lot 19 Meadow Brook Estates
address

Birmingham, Alabama

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$105,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Joan McCoy Edmonds, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto Loy O. Vaughan and wife, Suzanne D. 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 19, Meadow Brook Estates, First Sector, according to Map Book 7, Page 64,
in the Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$99,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

The property described herein is not the homestead of the grantor nor that of
her spouse.

12/10/1993-39657
11:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 14.50

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 2nd
day of December, 19 93.

(Seal)

(Seal)

(Seal)

Joan McCoy Edmonds
Joan McCoy Edmonds (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
Joan McCoy Edmonds, a married woman
whose name she 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 2nd day of December, A.D., 19 93

William H. Halbrooks
William H. Halbrooks

Notary Public

Inst # 1993-39657