

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:
(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:
(Name) ANTHONY J. CARSON
(Address) 1855 Rock School Road
Harpersville, AL 35078

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of Fifty-Five Thousand and no/100----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
KERMIT ANDREW VAUGHN and wife, PAMELA VAUGHN
(herein referred to as grantors), do grant, bargain, sell and convey unto
ANTHONY J. CARSON and wife, CAROL H. CARSON
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Inst # 1995-24679

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN
FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING
CONVEYED BY THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.

\$ 44,000.00 of the purchase price is being paid by the
proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

09/06/1995-24679
03:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 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 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 28th
day of August, 19 95.

WITNESS

(Seal)

(Seal)

(Seal)

Kermit Andrew Vaughn (Seal)
KERMIT ANDREW VAUGHN
Pamela Vaughn (Seal)
PAMELA VAUGHN

STATE OF ALABAMA }
SHELBY County } **General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that KERMIT ANDREW VAUGHN and wife, PAMELA VAUGHN, whose names are signed to the foregoing
conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance,
they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of August, A.D., 19 95

My Commission Expires: 8-29-95

[Signature]
Notary Public

EXHIBIT "A"

A PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 EAST IN SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE S.W. CORNER OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 EAST; THENCE NORTH ALONG THE WEST LINE OF SAID 1/4 - 1/4 SECTION FOR A DISTANCE OF 452.42 FEET TO AN IRON AND THE SOUTHERNMOST RIGHT-OF-WAY LINE OF SHELBY COUNTY ROAD NO. 450; THENCE TURN 59 DEGREES 52 MINUTES 52 SECONDS RIGHT FOR 183.08 FEET ALONG SAID RIGHT-OF-WAY LINE TO AN IRON; THENCE TURN RIGHT 122 DEGREES 02 MINUTES 40 SECONDS FOR 547.14 FEET TO AN IRON ON THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION; THENCE WEST ALONG THE SOUTH LINE FOR 140 FEET TO THE POINT OF BEGINNING. CONTAINING 1.7 ACRES, MORE OR LESS.

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