

This instrument was prepared by:

(Name) Joseph E. Walden

(Address) P.O. Box 1610

Alabaster, AL 35007

Send Tax Notice to:

(Name) C. H. Vaughan

(Address) 140 Kentwood Lane

Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-eight Thousand and No/100s (\$148,000.00)

DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we, Johnny M. Cobb and wife, Linda J. Cobb

(herein refereed to as grantors) do grant, bargain, sell and convey unto

C. H. Vaughan and wife, Karen Vaughan

(herein referred to as **GRANTEES**) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

See legal description attached hereto as Exhibit "A"

TO HAVE AND TO HOLD, To the said **GRANTEES** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 24th day of July, 1998.

WITNESS

(Seal)

Johnny M. Cobb

(Seal)

(Seal)

Linda J. Cobb

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, Cindy Rayfield, a Notary Public in and for said County, in said State, hereby certify that Johnny M. Cobb and wife Linda J. Cobb whose name 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 24th day of July, 1998.

May 11, 1999

My Commission Expires:

Notary Public

Cindy Rayfield

07/27/1998-28348
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 41.00

Inst • 1998-28348

EXHIBIT A

Lot 60, according to the Survey of Kentwood, First Addition, as recorded in Map Book 17, page 115 and amended in Map Book 19, page 75, in the Probate Office of Shelby County, Alabama.

Subject to defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Subject to taxes due and payable October 1, 1998;

Subject to right of parties in possession;

Subject to encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises;

Subject to any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records;

Subject to easements, or claims of easements, not shown by the public records;

Subject to 30 foot building restriction line from Kentwood Lane as shown on recorded map;

Subject to restrictions appearing of record under Instrument Number 1993-32125 and as shown on recorded map.

Subject to agreement for water line easement recorded under Instrument Number 1992-18725

\$118,400.00 of the herein above recited consideration is in the form of a purchase money mortgage and real estate note of even date executed simultaneously herewith.

Inst # 1998-28348

07/27/1998-28348
09:25 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
002 HCB 41.00