

THIS INSTRUMENT PREPARED BY:
Law Offices of Jeff W. Parmer, LLC
402 Office Park Drive, Suite 290
Birmingham, Alabama 35223

GRANTEE'S ADDRESS:
Russell Kent Vaughan
256 Shore Front Lane
Wilsonville, AL 35186

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Thirty Hundred Thirty Thousand (\$330,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **C & L Builders Group, LLC**, (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Russell Kent Vaughan and Billie Vaughan** (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 320, according to the Final Plat of Lakewood Phase 3, as recorded in Map Book 36, Page 81 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$264,000 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the Grantor except as disclosed to Grantees.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the 28th day of December, 2007.

C & L Builders Group, LLC

Charles Rogers
By: Charles Rogers

Its: member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Shelby County, AL 01/10/2008
State of Alabama
Deed Tax: \$66.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles Rogers whose name as member of C & L Builders Group, LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such member and with such authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of December, 2007.

Jeff W. Parmer
NOTARY PUBLIC: Jeff W. Parmer
My Commission Expires: 9/27/08