

14-2121e

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
RONALD AARON VAUGHN

1291 HAVENVIEW DRIVE
PELHAM, AL 35124

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty-Six Thousand and 00/100 Dollars (\$146,000.00)* to the undersigned Grantor, JASON EDWARD MOTE, A MARRIED MAN (hereinafter referred to as Grantor, whose mailing address is 1291 HAVENVIEW DRIVE, PELHAM, AL 35124), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto RONALD AARON VAUGHN AND ALICIA ANN VAUGHN (herein referred to as Grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Shelby County, AL 06/03/2014
State of Alabama
Deed Tax: \$3.00

Property address: 1291 HAVENVIEW DRIVE, PELHAM, AL 35124

THIS IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Building lin as shown by recorded map
5. Easement as shown by recorded map
6. Easement for plantation pipeline recorded in Deed Book 112, page 328
7. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 127, page 378, Deed Book 232, page 713, Deed Book 127, page 377 and Deed Book 184, page 417
8. Right of way to Shelby County, recorded in Deed Book 213, page 185, Deed Book 205, page 95 and Deed Book 231, page 185

\$143,355.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, 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 for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor haes a good right to sell and convey the same as aforesaid; that Grantor will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

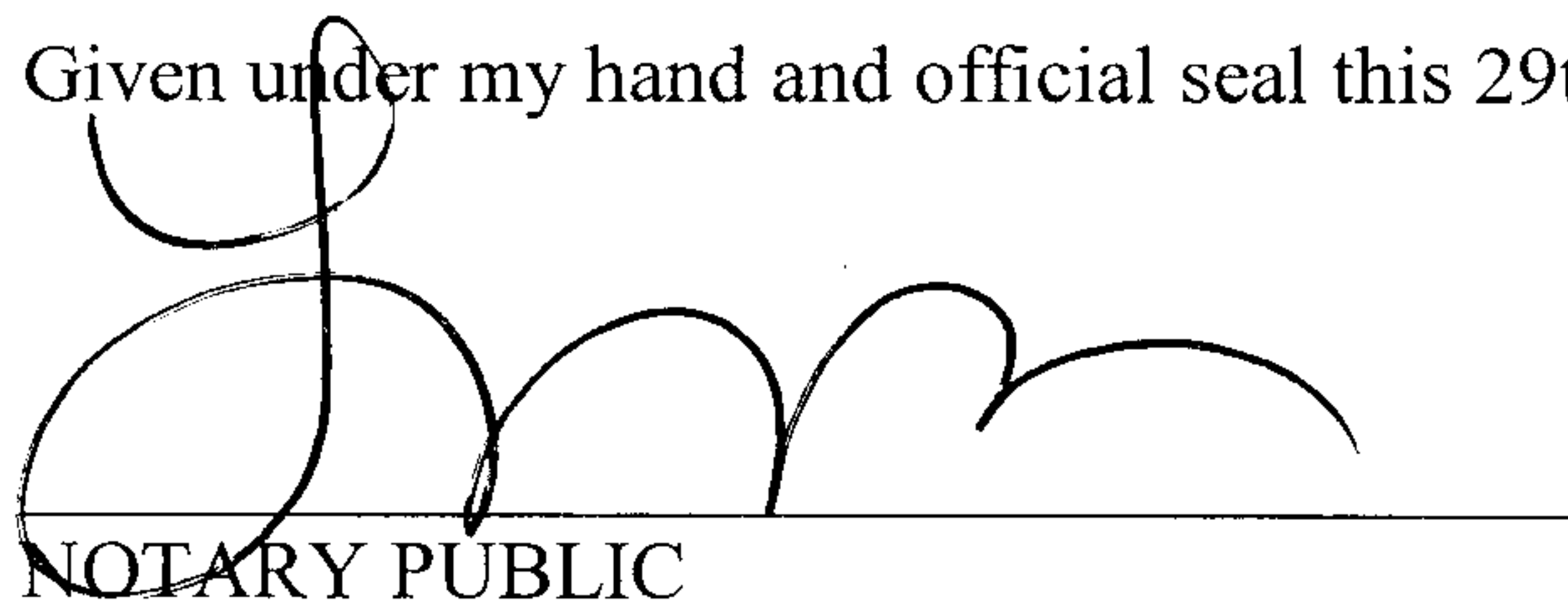
IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 29th day of May, 2014.


JASON EDWARD MOTE

STATE OF ALABAMA
JEFFERSON COUNTY

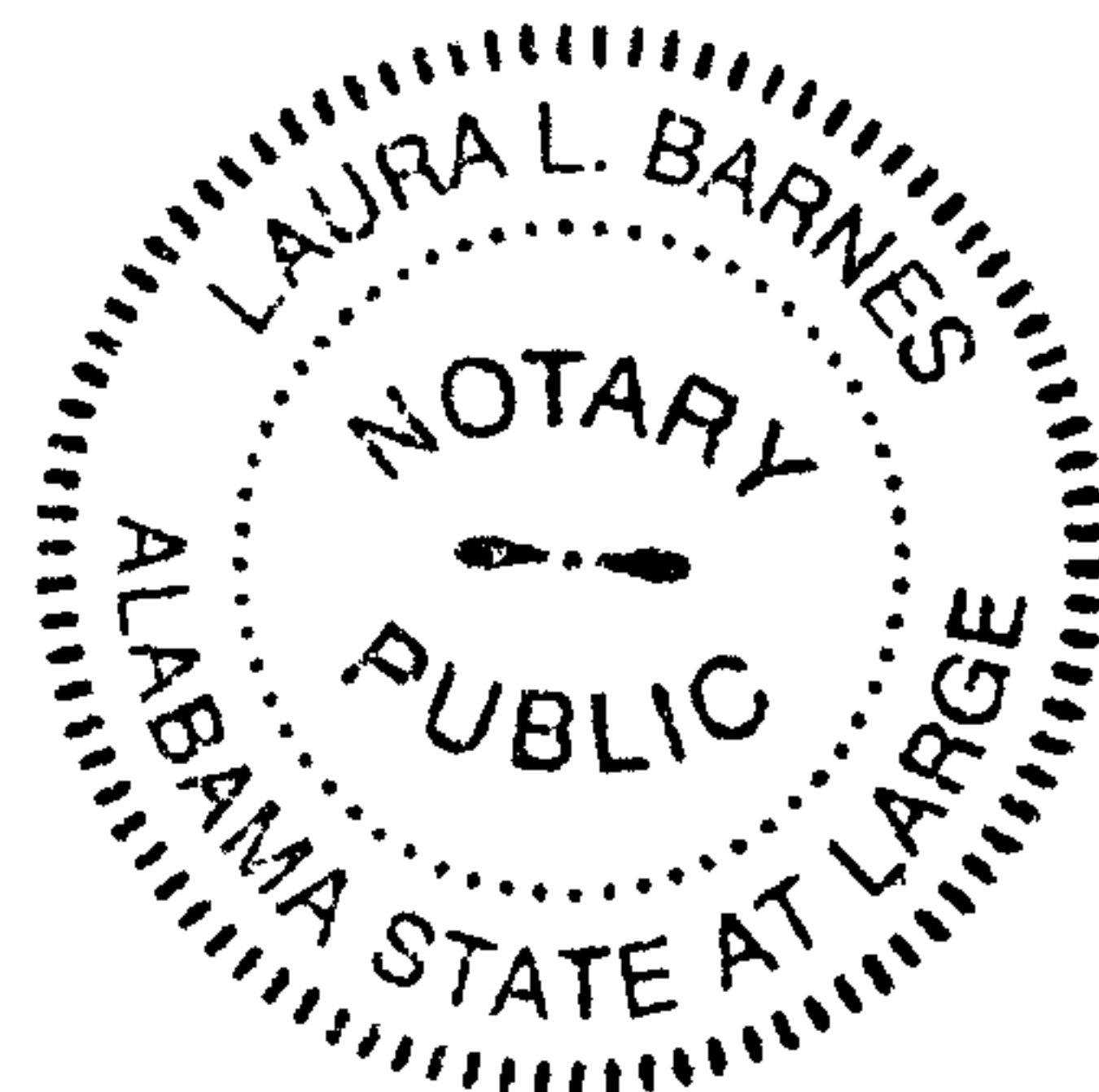
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JASON EDWARD MOTE, A MARRIED MAN whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, 2014.


NOTARY PUBLIC

My Commission Expires:

2/4/16



20140603000167330 2/4 \$26.00
Shelby Cnty Judge of Probate, AL
06/03/2014 12:34:44 PM FILED/CERT

EXHIBIT "A"

Commence at the southeast corner of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and run thence northerly along the east line of said Section 13 a distance of 364.61 feet to a point on the northwesterly margin of Highway No. 35; thence turn 145°00'00" left and run southwesterly along said margin of said Highway 427.13 feet to the point of beginning of the property being described; thence continue along last described course 100.00 feet to a point; thence turn 90°00'00" right and run northwesterly 200.00 feet to a point; thence turn 87°48'00" right and run northeasterly 100.00 feet to a point; thence turn 92°10'45" right and run 203.84 feet to the point of beginning.


20140603000167330 3/4 \$26.00
Shelby Cnty Judge of Probate, AL
06/03/2014 12:34:44 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: JASON EDWARD MOTE
Mailing Address: 1291 HAVENVIEW DRIVE
PELHAM, AL 35124

Grantee's Name: RONALD AARON VAUGHN
Mailing Address: 1291 HAVENVIEW DRIVE
PELHAM, AL 35124

Property Address: 1291 HAVENVIEW DRIVE
PELHAM, AL 35124

Date of Sale: May 29th, 2014

Total Purchase Price: (\$146,000.00)

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale	_____ Appraisal
_____ Appraisal	_____ Other Tax Assessment
_____ Sales Contract	
<u> X </u> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address- provide the name of the person or persons conveying interest to property and their current mailing address.
Grantee's name and mailing address- provide the name of the person or persons to whom interest to property is being conveyed.

Property address- the physical address of the property being conveyed, if available. Date of Sale- the date on which interest to the property was conveyed.

Total purchase price -the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: _____

_____ Unattested

Sign

Print: Laura L. Barnes, Closing Attorney

Grantor/Grantee/Owner/Agent) (circle one)



20140603000167330 4/4 \$26.00
Shelby Cnty Judge of Probate, AL
06/03/2014 12:34:44 PM FILED/CERT