


Send tax notice to:
KATHY J. VAUGHN
433 BALLANTRAE ROAD
PELHAM, ALABAMA 35124

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2014523

WARRANTY DEED


20141009000318460 1/2 \$226.50
Shelby Cnty Judge of Probate, AL
10/09/2014 09:35:24 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Nine Thousand, Five Hundred Dollars and 00/100 (\$209,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, WILLIAM A. ALLEN and KATHERINE ALLEN FKA KATHERINE A. GARDNER, HUSBAND AND WIFE **whose mailing address** is: 2115 LEE ROAD, AUBURN, AL 36830 (hereinafter referred to as "Grantors") by DAVID VAUGHN and KATHY J. VAUGHN **whose mailing address** is: 433 BALLANTRAE ROAD, PELHAM, ALABAMA, 35124 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1420 ACCORDING TO THE FINAL PLAT OF BRAEMAR AT BALLANTRAE, PHASE 1, AS RECORDED IN MAP BOOK 37, PAGE 70, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014
2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
3. COVENANTS, CONDITIONS, RESTRICTIONS, LIEN FOR ASSESSMENTS, RELEASE FROM DAMAGES AND ARCHITECTURAL REVIEW COMMITTEE SET FORTH IN DECLARATION OF PROTECTIVE COVENANTS FOR BRAEMER @ BALLANTRAE, PHASE 1 APPEARING OF RECORD IN INST. NO. 2006-43077.
4. COVENANTS FOR STORM WATER RUN-OFF CONTROL AS RECORDED IN INST. NO. 20061003000488120.
5. RELEASE OF DAMAGES AND NOTICE OF SUBSURFACE CONTAINED IN DEED RECORDED IN INST. NO. 20061000300488120.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY REOCRDED IN INST. NO. 20060829000425040.


\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


Shelby County, AL 10/09/2014
State of Alabama
Deed Tax: \$209.50

KATHERINE A. GARDNER AND KATHERINE ALLEN ARE ONE AND THE SAME PERSON.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators 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 September, 2014.



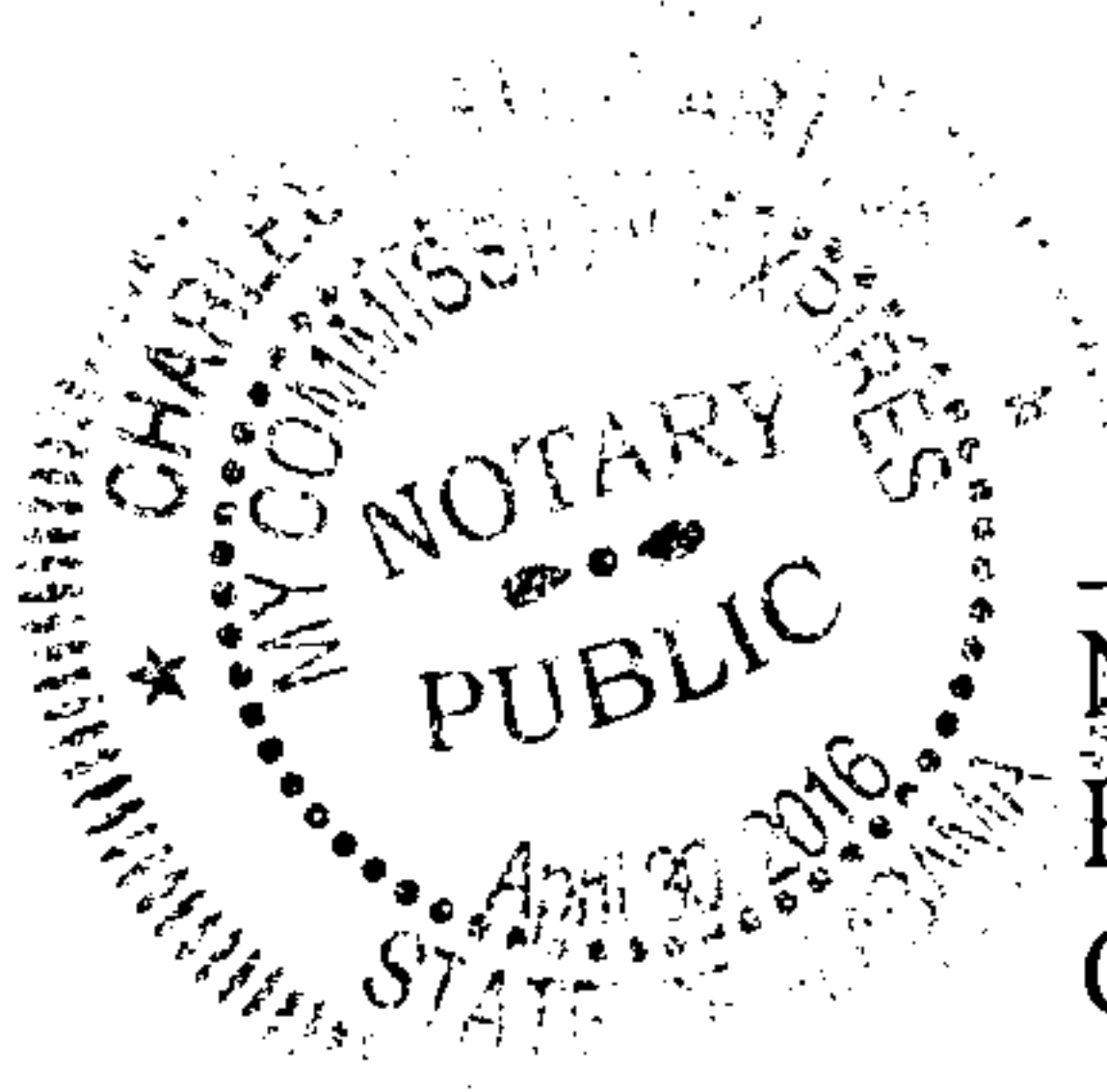
WILLIAM A. ALLEN


KATHERINE ALLEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM A. ALLEN and KATHERINE ALLEN whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

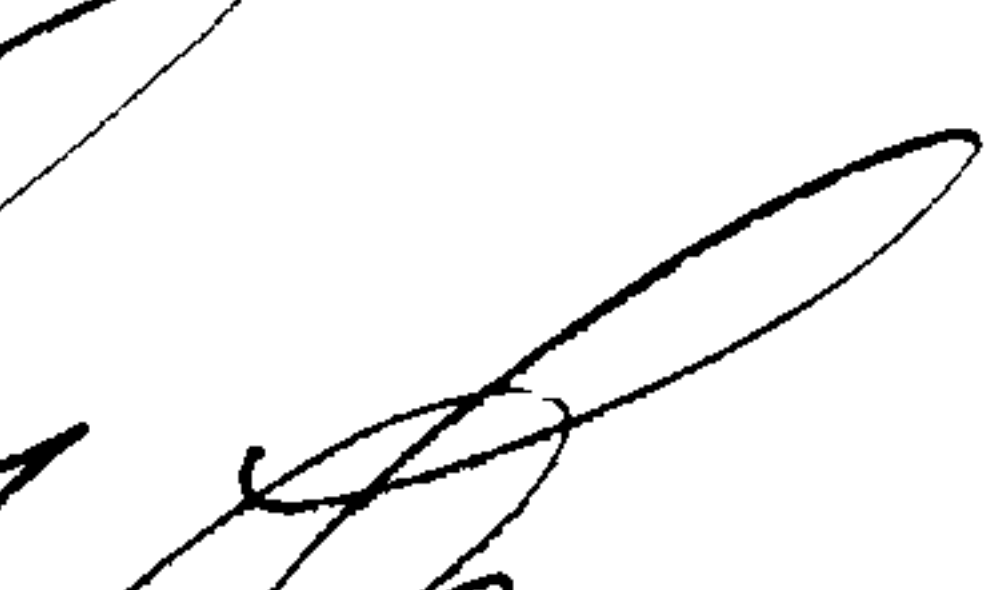
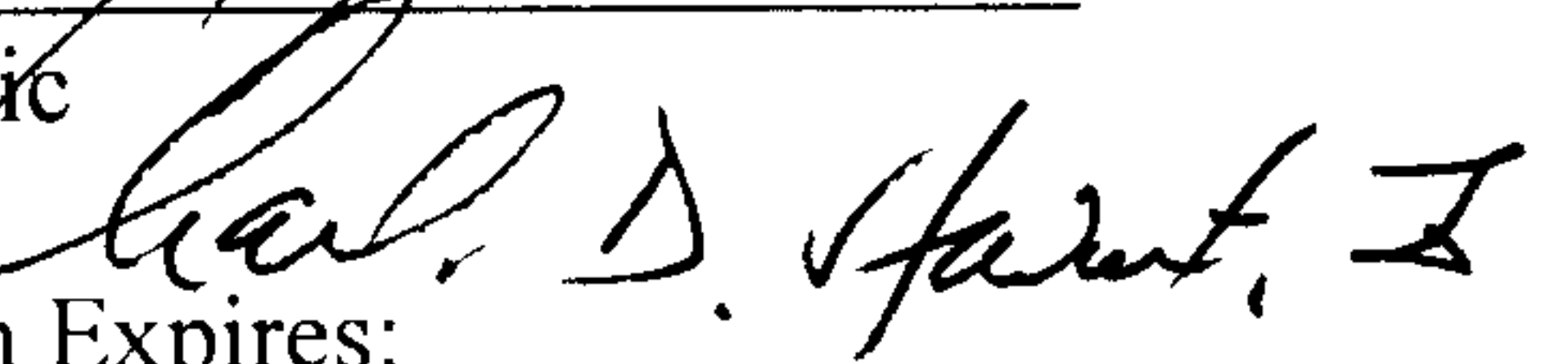
Given under my hand and official seal this the 29th day of September, 2014.



Notary Public

Print Name:

Commission Expires:



9/30/16



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