20161201000438140
12/01/2016 10:42:50 AM
DEEDS 1/3

This instrument was prepared by:
Josh L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
James Michael Vaughn
Jean C. Vaughn
325 Kilkerran Ln
Pelham, AL 35124

CORPORATION FORM STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Three Hundred Seventy Two Thousand Two Hundred Fifty Eight and No/100---------- ($372,258.00) Dollars to the undersigned grantor, **SB DEV. CORP.,** an Alabama corporation, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto James Michael Vaughn and Jean C. Vaughn, (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, 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" FOR LEGAL DESCRIPTION.

$250,000.00 of the purchase price recited above is being paid by the mortgage loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 30th day of November, 20 16.

SB DEV. CORP.

By: _____

Authorized Representative

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Levi Mixon, whose name as Authorized Representative of SB DEV. CORP., a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day to be effective on the 30th day of November, 20 16, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day of November, 20 16.

My Commission Expires:
09/15/2020

SHERYL LYNN EARLY NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public

EXHIBIT "A"

Lot 2013, according to the Survey of Glen Iris at Kilkerran Phase 2, as recorded in Map Book 44, Page 36, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the current year and subsequent years and not yet due and payable;
2. Easement(s) building line(s) and restriction(s) as shown on recorded map;
3. 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, are not insured herein;
4. Restrictions appearing of record in Inst. No. 2014-19045.

Real Estate Sales Validation Form

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

Grantor's Name	SB Dev. Corp.
Mailing Address	3545 Market Street Hoover, AL 35226
Grantee's Name	James Michael Vaughn Jean C. Vaughn
Mailing Address	325 Kilkerran Lane Pelham, AL 35124
Property Address	325 Kilkerran Lane Pelham, AL 35124
Date of Sale	November 30, 2016
Total Purchase Price	$372,258.00
or Actual Value $	
or Assessor's Market Value	$

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2016 10:42:50 AM
$143.50 CHERRY
20161201000438140

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

_____	Bill of Sale	_____	Appraisal
_____	Sales Contract	_____	Other
___X___	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 November 30, 2016 Print: Joshua L. Hartman

Unattested Sign: _____

(verified by) (Grantor/Grantee/Owner/~~Agent~~) circle one