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DEEDS 1/3

This Instrument was Prepared by:

Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Julianna Vaughn
1060 Beaumont Avenue
Birmingham, AL 35242

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jordan Frank Vaughn and Katherine Vaughn, husband and wife, whose mailing address is 29 Peachtree Street, Birmingham, AL 35213** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Julianna Vaughn, a married woman, whose mailing address is 1060 Beaumont Avenue, Birmingham, AL 35242** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1060 Beaumont Avenue, Birmingham, AL 35242**; to wit:

LOT 70, ACCORDING TO THE FINAL PLAT OF RESIDENTIAL SUBDIVISION, BEAUMONT PHASE 4, AS RECORDED IN MAP BOOK 38, PAGE 134, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$294,500.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 38, Page 134.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Misc. Volume 5, Page 355; Misc. Volume 4, Page 442; and Misc. Volume 48, Page 427 in the Probate Office of Shelby County, Alabama.

Subject to restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 20060411000166620 in the Probate Office of Shelby County, Alabama.

Agreement for covenants as recorded in Instrument 20060607000270390 in the Probate Office of Shelby County, Alabama.

Grant of Land Easement with restrictive covenants recorded in Instrument 20070418000180130 and Instrument 20071109000517680 in the Probate Office of Shelby County, Alabama.

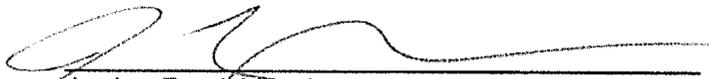
Declaration of Covenants, Conditions and Restrictions for Beaumont Residential Subdivision as set forth in the document recorded in Instrument 20070626000297880, amended in Instrument 20071130000543120 and further amended in Instrument 20080814000326670 in the Probate Office of Shelby County, Alabama.

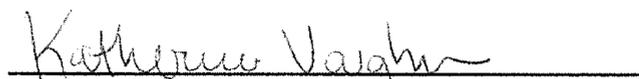
Building lines and easements as shown on recorded map.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns 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 I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25th day of January, 2017.


Jordan Frank Vaughn


Katherine Vaughn

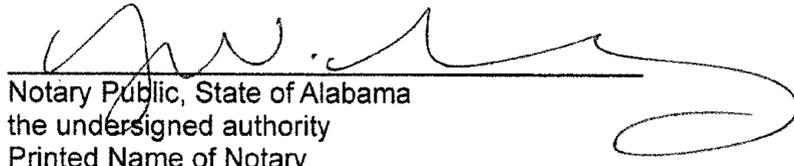
State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Jordan Frank Vaughn and Katherine Vaughn, husband and wife, whose names 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 25th day of January, 2017.


Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 3-9-20

