

20180601000193860
06/01/2018 03:31:25 PM
DEEDS 1/1

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Christopher N Vaughn
Shannon D Vaughn
4609 Hollow Lane
Helena, AL 35080

20180604000194890 1/1 \$183.00
Shelby Cnty Judge of Probate, AL
06/04/2018 10:19:58 AM FILED/CERT

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Five Thousand Five Hundred Dollars and No Cents (\$205,500.00)** 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

Jennifer B Parker, formerly known as, Jennifer B. Schmidtke, and Jake A Parker, whose mailing address is: ^{*a married couple}
4609 Hollow Lane Helena, AL 35080

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Christopher N Vaughn and Shannon D Vaughn, whose mailing address is:

2327 Highway 336, Chelsea, AL 35043

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 4609 Hollow Lane, Helena, AL 35080 to-wit:

Lot 14, Block 5, according to the Survey of Plantation South Third Sector, Phase I, as recorded in Map Book 11, Page 88 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$183,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was 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 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.

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 persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 30th day of May, 2018.

Jennifer B. Parker Jake A Parker
Jennifer B Parker Jake A Parker

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer B Parker and Jake A Parker, whose name(s) is/are signed to the foregoing conveyance, and who is/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 30th day of May, 2018.

Cassy L. Dailey
Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: June 04, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06-01-2018 03:31:25 PM
\$7.50 CHERRY
20180601000193860

[Signature]

