

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

Send Tax Notice To:
Rosario Gonzalez
Irma A. Ayala

131 13th Place SW
Alabaster, AL 35007

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seventy Eight Thousand Dollars and No Cents (\$78,000.00) 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

Michael P. Vaughn and Lela S. Vaughn, husband and wife, whose mailing address is:

456 12th Street SW, Alabaster, AL 35007

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

Rosario Gonzalez and Irma A. Ayala, whose mailing address is:

131 13th Place SW, Alabaster, AL 35007

(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: 131 13th Place SW, Alabaster, AL 35007 to-wit:

Parcel 2

Commence at the Southwest corner of the Southeast quarter of the Southeast quarter of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama and run thence S 89° 05' 05" E along the South line of said quarter-quarter 314.99 feet to a point; thence run N 00° 49' 16" E 461.00 feet to a found rebar corner and the point of beginning of the property, Tract 1, being described; thence run S 87° 42' 38" E 150.31 feet to a found rebar corner and the point of beginning of the property, Parcel 2, being described; thence continue along last described course 145.05 feet to a found rebar corner; thence run North 22° 19' 44" E 250.00 feet to a set rebar corner on the Southerly margin of Shelby County Highway No. 44; thence run N 49° 07' 28" W along said margin of said highway 200.47 feet to a set rebar corner; thence run S 01° 26' 24" W 192.00 feet to a set rebar corner; thence run S 26° 53' 07" W 184.67 feet to the point of beginning.

Subject:

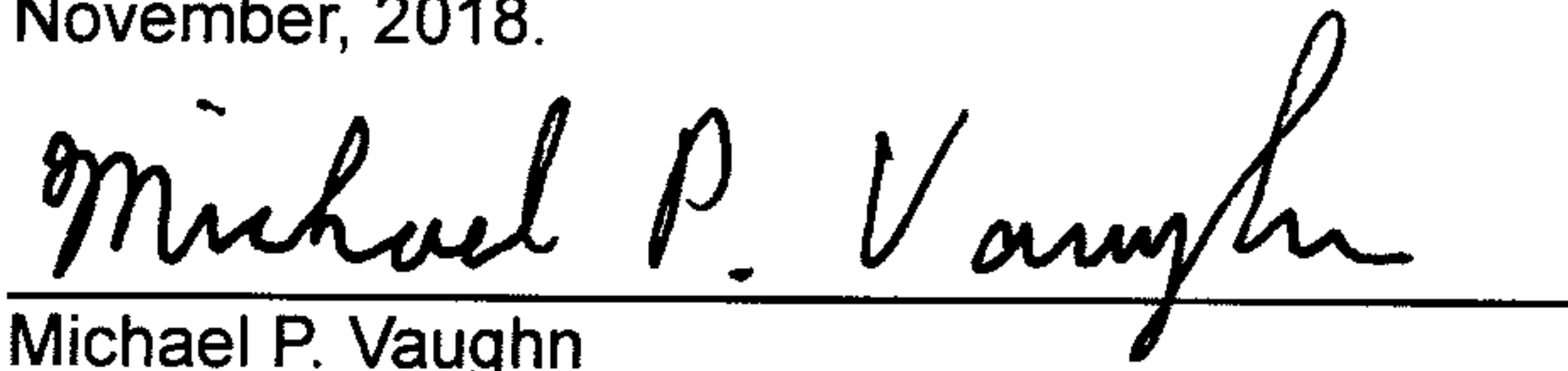
There is proposed 15.0 foot wide access easement to serve Parcel 1, the centerline of which is described as follows: Commence at the Southwest corner of the Southeast quarter of the Southeast quarter of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama and run thence S 89° 05' 05" E along the South line of said quarter-quarter a distance of 314.99 feet to a point; thence run N 00° 49' 16" E 461.00 feet to a found rebar corner; thence run S 87° 42' 38" E 150.31 feet to a point; thence run N 26° 53' 07" E 94.97 feet to the point of beginning, on the centerline, of the easement being described; thence run N 47° 35' 29" E 16.48 feet to a point; thence run N 24° 09' 48" E 38.34 feet to a point; thence run N 21° 37' 42" E 60.23 feet to a point; thence run N 08° 29' 55" E 136.18 foot to a point; thence N 17° 37' 04" E 11.29 feet to a point on the Southerly margin of Highway No. 44 and the end of required easement. There is also a 15.0 foot wide easement along parallel and contiguous with the west line of Parcel 1 as shown on the plat.

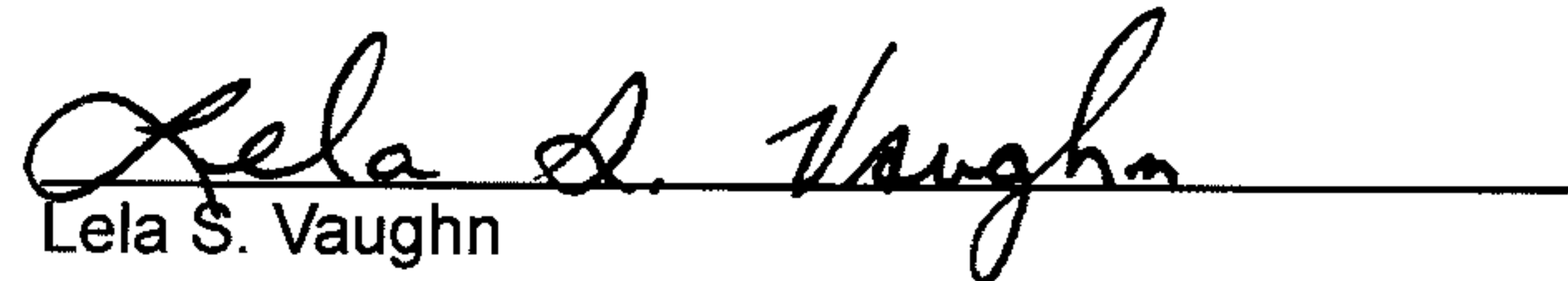
Subject to: All easements, restrictions and rights of way of record.

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 2nd day of November, 2018.

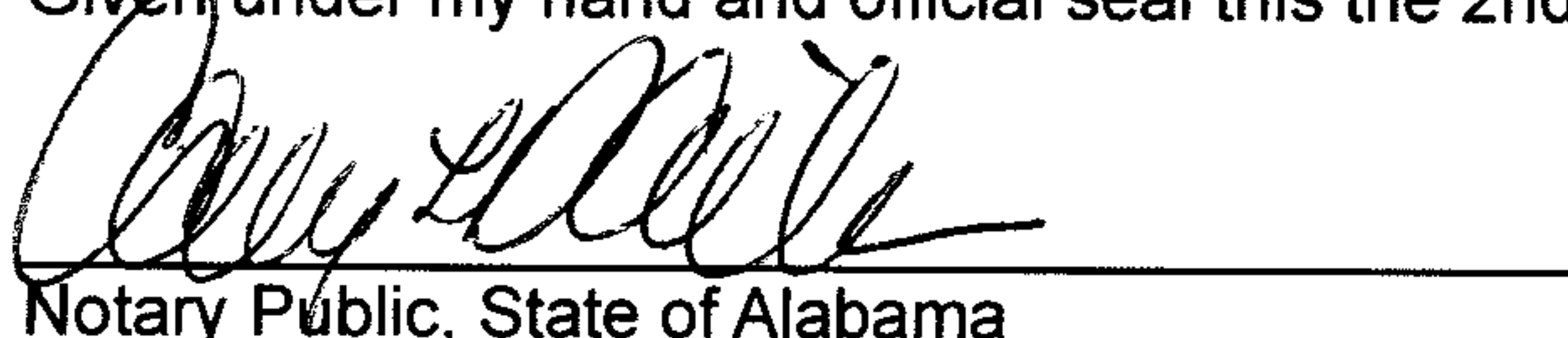

Michael P. Vaughn


Lela S. Vaughn

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael P. Vaughn and Lela S. Vaughn, 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.

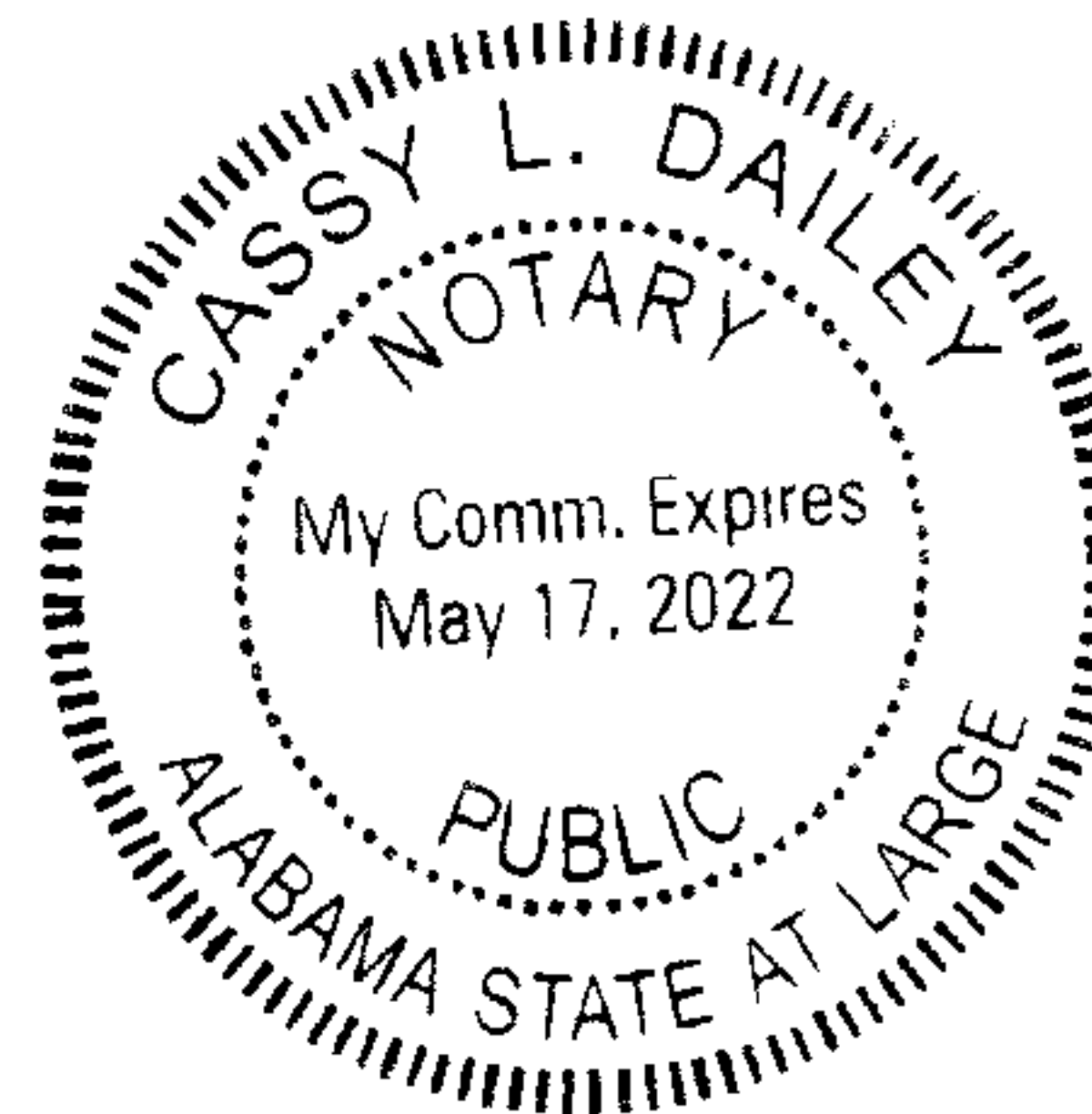
Given under my hand and official seal this the 2nd day of November, 2018.


Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/09/2018 09:04:50 AM
\$96.00 JESSICA
20181109000396810

