

This Instrument was Prepared by:  
Stuart J. Garner  
Stuart J. Garner, LLC  
1400 Urban Center Drive  
Suite 470  
Vestavia Hills, AL 35242  
File No.: 2021197

Send Tax Notice To: Blake Caldwell Vaughan  
Megan Mashburn Vaughan  
1593 Wilborn Run  
Hoover, AL 35244

20210706000325110

07/06/2021 10:43:17 AM

DEEDS 1/3

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Six Hundred Sixty One Thousand Five Hundred Dollars and No Cents (\$661,500.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Candace I. Davis and Marcus Johnson, Wife and Husband**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Blake Caldwell Vaughan and Megan Mashburn Vaughan**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1593 Wilborn Run, Hoover, AL 35244**; to wit;

**LOT 145, ACCORDING TO THE SURVEY OF LAKE WILBORN, PHASE 2C, AS AMENDED IN MAP BOOK 49, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Subject To:**

1. Property Taxes for 2021, and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, reservations, provisions and conditions as set forth in deed from CSX Transportation, Inc., a Virginia corp., to Western Pocahontas Properties Limited Partnership recorded in Book 112, Page 879, and Book 328, Page 1
3. Oil, gas and mineral rights conveyed to CSX Oil and Gas Corp recorded in Book 180, Page 715, Book 370, Page 923, and Inst. #2001-20356
4. Sanitary sewer easement in favor of Jefferson County, Alabama, recorded in LR200662/25279 & Inst. #20060418000180510
5. Mineral and mining rights in Book 205, Page 698
6. Right of Way to Alabama Power Company in Book 239, Page 539
7. Right of Way to Alabama Power Company as evidenced by United State Steel Document C&A in Inst. #628 and amended in Book 1015, Page 69
8. Right of Way to Alabama Power Company as evidenced by United States Steel Document C&A in Inst. #2137 and Book 1015, Page 72
9. Right of Way to Alabama Power Company as evidenced by United States Steel Document C&A in Inst. #7185, dated 12/27/1971 and amended in Book 1015, Page 75
10. A 250 foot transmission line right of way to Alabama Power Company in Inst. #2002-4257, Case No. 27-254 and Case No 28-57
11. Right of Way from USX Corporation to Alabama Power in Inst. #200013-7924
12. Sanitary Sewer Pipeline from Auburn University Foundation to Jefferson County in #9962-1659
13. Permanent Sanitary Sewer Easement in favor of Jefferson County in Inst. #9863-911
14. Storm water drainage easement agreement between USX and City of Hoover in #9961-2379 & #9961-2380
15. Cable right of way easement agreement between CSX Transportation and US Sprint Communications in Book 323, Page 338
16. Mineral and mining rights in Book 326, Page 101
17. Transmission Line Permit to Alabama Power in Book 138, Page 91; Book 138, Page 96 & Book 238, Page 137
18. Mineral and mining rights in Book 112, Page 876 and corrected in Book 328, Page 1 and Book 180, Page 715
19. Right of Way to Alabama Power in #200013-7924
20. Mineral and mining rights in Book 4, Page 60
21. Right of Way to Alabama Power in Book 26, Page 773; Book 143, Page 353; Book 730, Page 383
22. Railroad right of way in Book DT, Page 655; Book 11, Page 344 and Book 311, Page 295 & 303
23. Non-exclusive easement for ingress and egress in #1994-0931; #200260-2612 & #9402-4111
24. Conveyance of Mineral interest in #2004-14856; #2004-14857; #200404/5728; #2004-14862 & #2004-14863
25. Grant of Easement for underground subdivision in favor of Alabama Power in Inst. #20170206000043430; #20171102000397480; #20180228000064450 & #20180628000230480
26. Easement – Pole Line in favor of Alabama Power in #20170327000102320
27. Deferred Interest Agreement in Book 247, Page 599; Book 247, Page 636 and #20020515000229800
28. Boundary line agreement in Book 183, Page 39
29. Release of damages in #2001-37300; #2001-27299; #2000-36466 & #2000-31941
30. Agreement with respect to surface and subsurface uses between United States Steel Corp and RGGS Land & Minerals in Inst #2004-14864 and #200404/5731
31. Agreement to grant easements between United States Steel Corp and RGGS Lands & Minerals in #200404/5726 and #20121206000464910

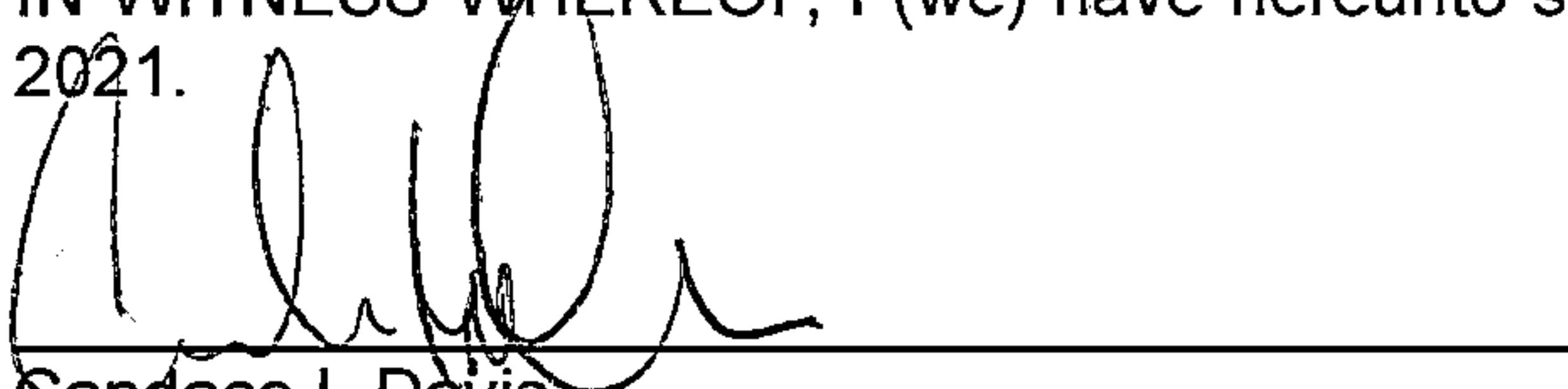
32. **Covenants, Conditions, Restrictions as set forth in Inst. #20050515000229800; #20170913000333990; and amendments thereto**
33. **Covenants, Conditions, and Restrictions in Inst. #2002-4257; #9762-3604; #9863-4186; Book 646, page 515; Book 127, Page 649**

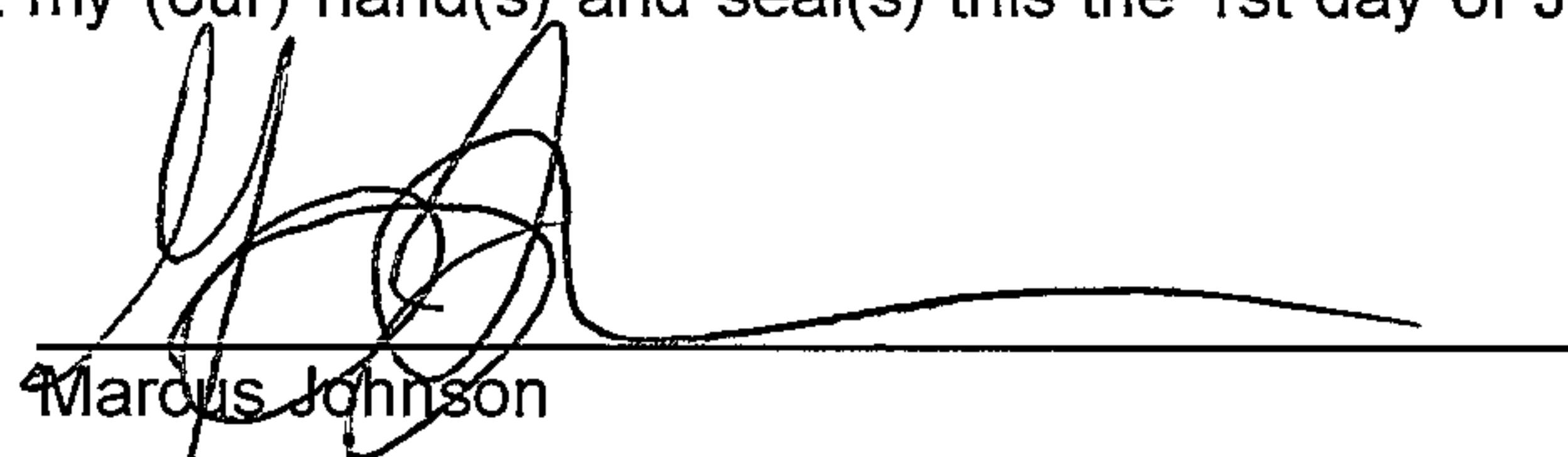
**\$520,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 the 1st day of July, 2021.

  
Candace I. Davis

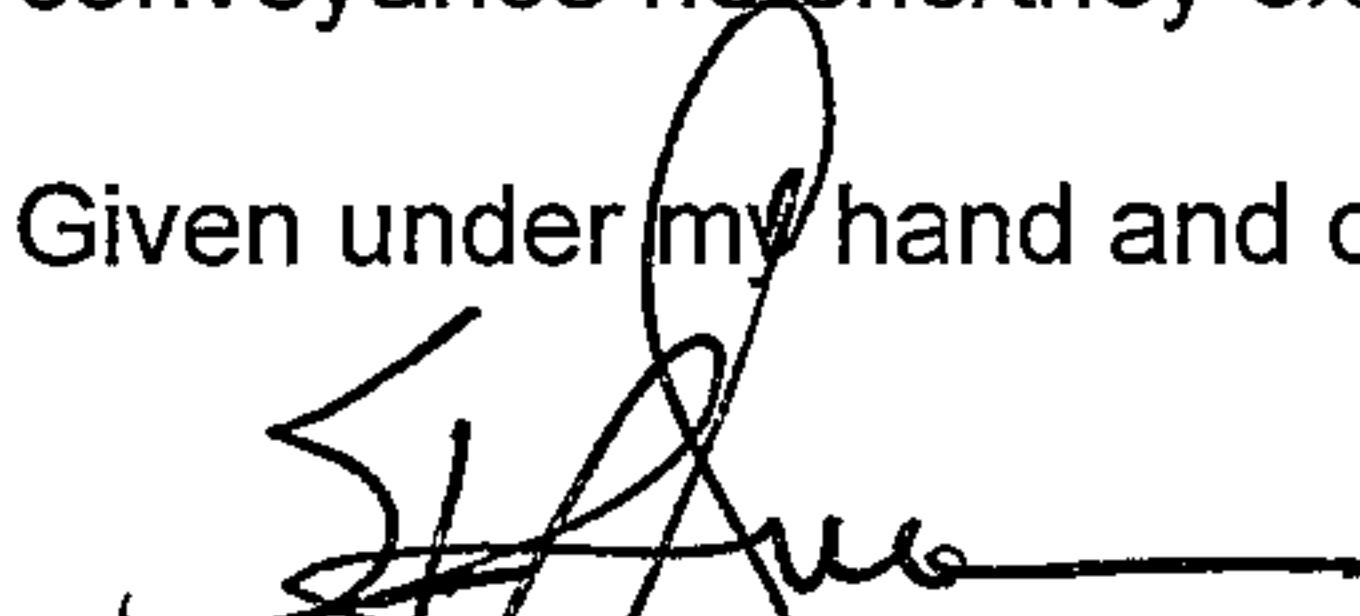
  
Marcus Johnson

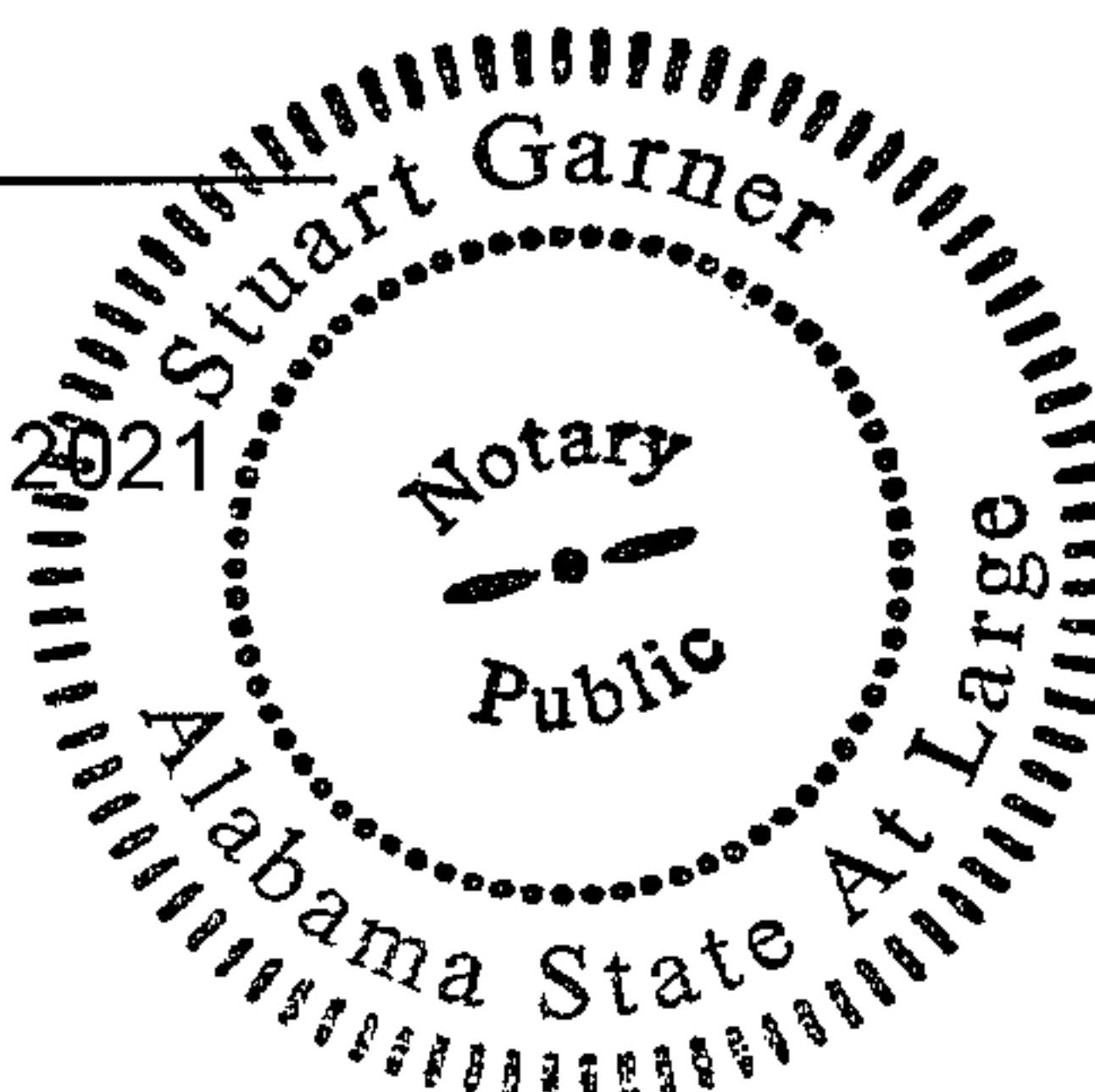
State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Candace I. Davis and Marcus Johnson, 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 1st day of July, 2021.

  
Notary Public, State of Alabama  
Stuart J. Garner  
My Commission Expires: August 19, 2021



# Real Estate Sales Validation Form

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

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale  
 Sales Contract  
 Closing Statement

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Appraisal  
 Other

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 of 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 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).

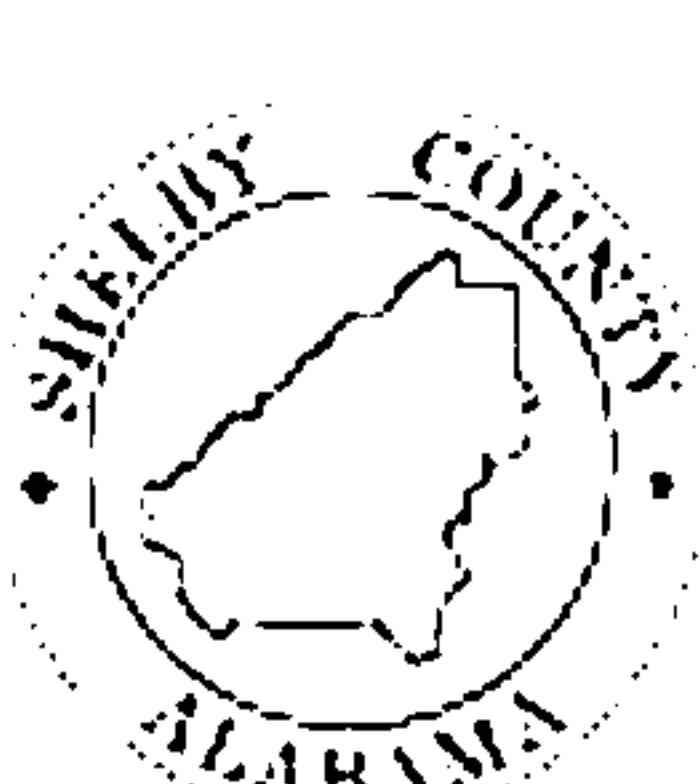
Date June 29, 2021

Unattested

Print Candace L. Davis

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
**Judge of Probate, Shelby County Alabama, County  
Clerk**  
**Shelby County, AL**  
**07/06/2021 10:43:17 AM**  
**\$169.50 CHERRY**  
**20210706000325110**

Ali S. Bayl