

SEND TAX NOTICE TO:

Barbara Vaughan
970 McConico Road
Vincent, AL 35178

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FORTY THREE THOUSAND AND 00/100 (\$43,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Margaret B. Hairston and James A. Hairston, a married couple**, whose address is 105 Embury Road, Vincent, AL 35178, (hereinafter "Grantor", whether one or more), by **Barbara Vaughan**, whose address is 970 McConico Road, Vincent, AL 35178, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Barbara Vaughan**, the following described real estate situated in Shelby County, Alabama, **the address of which is 111 Phillips Circle, Vincent, AL 35178 to-wit:**

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence S 05 degrees 31' 02" West a distance of 294.42 feet; thence N 89 degrees 48' 30" East a distance of 201.83 feet; thence N 03 degrees 51' 56" West a distance of 52.36 feet; thence N 87 degrees 46' 24" East a distance of 275.45 feet; thence S 00 degrees 38' 39" West a distance of 119.39 feet; thence S 34 degrees 01' 13" East a distance of 27.38 feet; thence S 32 degrees 20' 01" East a distance of 40.00 feet; thence N 57 degrees 57' 53" East a distance of 55.50 feet to the point of beginning; thence S 88 degrees 38' 13" East a distance of 197.83 feet; thence N 00 degrees 42' 06" East a distance of 150.00 feet; thence S 43 degrees 17' 41" East a distance of 273.44 feet; thence S 62 degrees 34' 08" East a distance of 444.79 feet; thence S 02 degrees 32' 09" East a distance of 556.90 feet; thence S 70 degrees 58' 46" West a distance of 195.86 feet; thence S 72 degrees 12' 47" West a distance of 384.16 feet; thence N 04 degrees 33 minutes 24" West a distance of 183.37 feet; thence N 63 degrees 07' 36" East a distance of 289.27 feet; thence N 26 degrees 59' 23" West a distance of 416.60 feet; thence N 62 degrees 33' 47" East a distance of 33.86 feet; thence N 45 degrees 14' 43" West a distance of 483.87 feet to the point of beginning.

Being situated in the NE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama.

Based on the Survey prepared by Rodney Shiflett Surveying, dated 12/13/2023.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 20 day of December, 2023.

Margaret B. Hairston
Margaret B. Hairston

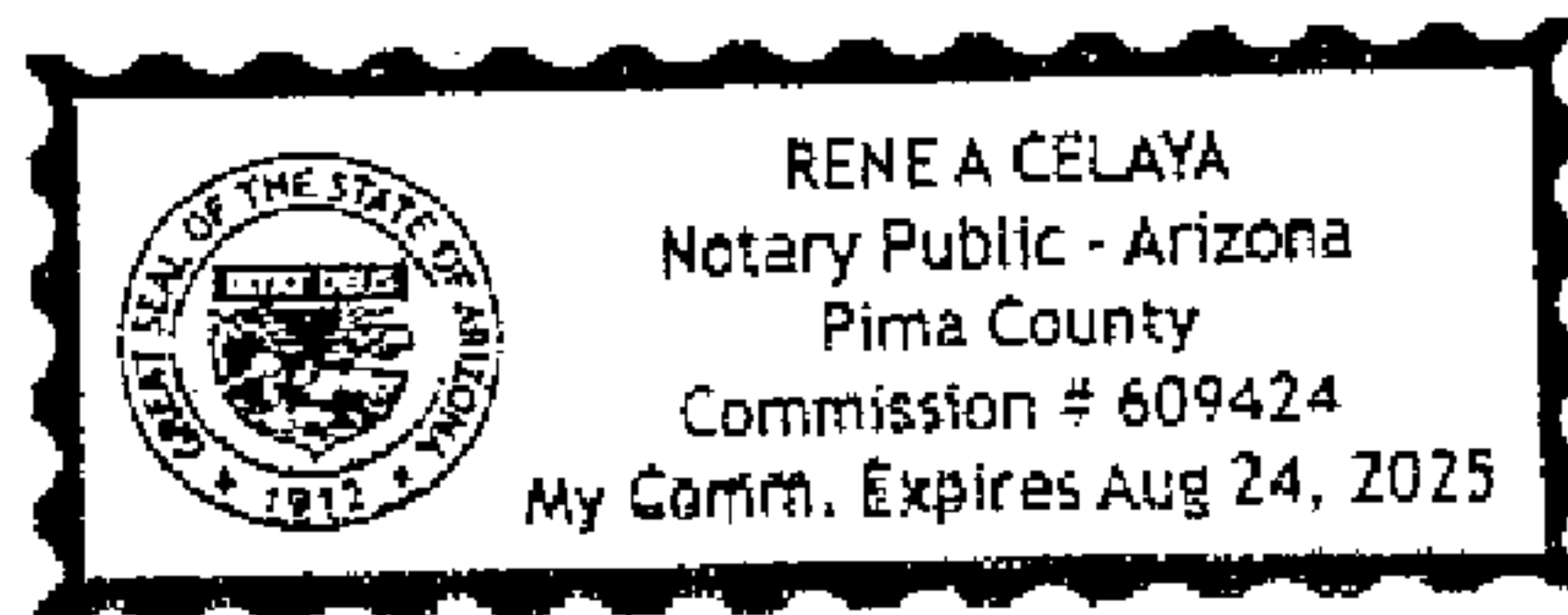
James A. Hairston
James A. Hairston

STATE OF ~~ALABAMA~~ ^{ARIZONA}
COUNTY OF ~~SHELBY~~ ^{PIMA}

I, the undersigned Notary Public in and for said County and State, hereby certify that Margaret B. Hairston and James A. Hairston whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, 2023.

Rene A. Celaya
Notary Public
My Commission Expires: Aug 24, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2024 09:22:52 AM
\$68.00 BRITTANI
20240103000000730

Allen S. Bayl