

SEND TAX NOTICE TO:

Loy O. Vaughan and Suzanne D. Vaughan, Trustees
under the Vaughan Living Trust, dated September 7th,
2006
5228 Meadow Brook Road
Birmingham, AL 35242

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 **THREE HUNDRED THIRTY FOUR THOUSAND EIGHT HUNDRED SIXTY FIVE AND 00/100 (\$334,865.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Nancy Pinkerton, an unmarried person**, whose address is 4017 Cambridge Drive Moody AL 35004, (hereinafter "Grantor", whether one or more), by **Loy O. Vaughan and Suzanne D. Vaughan, Trustees under the Vaughan Living Trust, dated September 7th, 2006**, whose address is 5228 Meadow Brook Road, Birmingham, AL 35242, (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 **Loy O. Vaughan and Suzanne D. Vaughan, Trustees under the Vaughan Living Trust, dated September 7th, 2006**, the following described real estate situated in Shelby County, Alabama, the address of which is **3394 North Broken Bow Drive, Meadowbrook, AL 35242 to-wit:**

Lot 40, according to the Map and Survey of Broken Bow, 1st Addition, 1st Phase, as recorded in Map Book 8, Page 116, in the Probate Office of Shelby County, Alabama.

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.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

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 5th day of April, 2024.

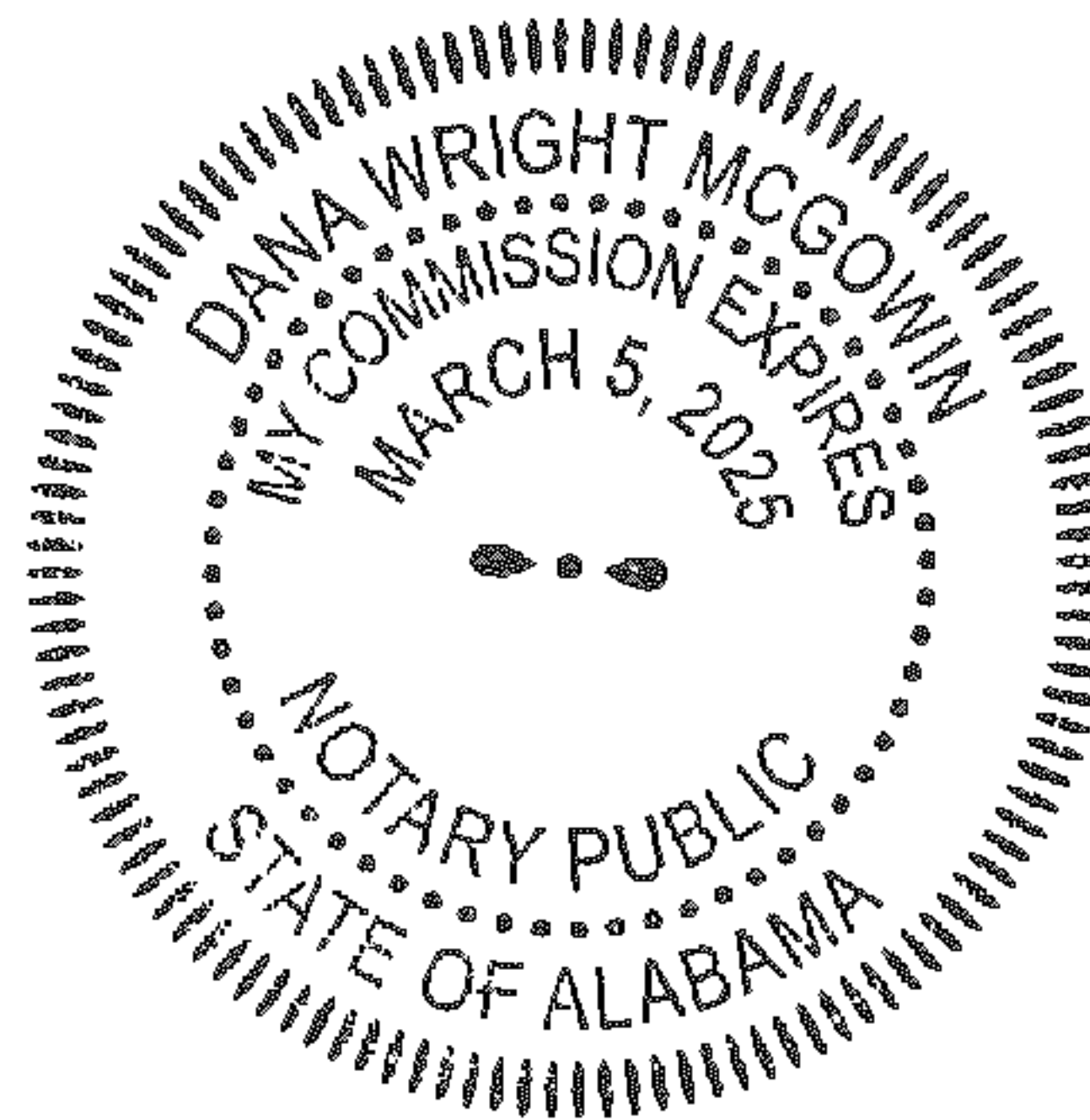
Nancy Pinkerton
Nancy Pinkerton

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Nancy Pinkerton 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 5th day of April, 2024.

[Signature]
Notary Public
My Commission Expires: 3/5/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2024 11:40:38 AM
\$361.00 JOANN
20240409000101620

Allen S. Bayl