

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-24-30133

Send Tax Notice To: Thomas A Vaughan
Barbara E Vaughan

970 McConico Rd
Vineyard, AL 35178

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 Thousand Dollars and No Cents (\$6,000.00)**, 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, **Brian Lee Smith, a single man, Susan Annette (Smith) Mitchell, a single woman and Leah Anne (Smith) Lowe, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Thomas A Vaughan and Barbara E Vaughan, as joint tenants with right of survivorship** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of Nov, 2024.

Brian Lee Smith
Brian Lee Smith

Susan Annette (Smith) Mitchell
Susan Annette (Smith) Mitchell

Leah Anne (Smith) Lowe
Leah Anne (Smith) Lowe

State of Alabama

County of Shelby

I, Michael T Atchison, a Notary Public in and for the said County in said State, hereby certify that Brian Lee Smith, Susan Annette (Smith) Mitchell, and Leah Anne (Smith) Lowe, 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 6th day of Nov, 2024.

Michael T Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-27

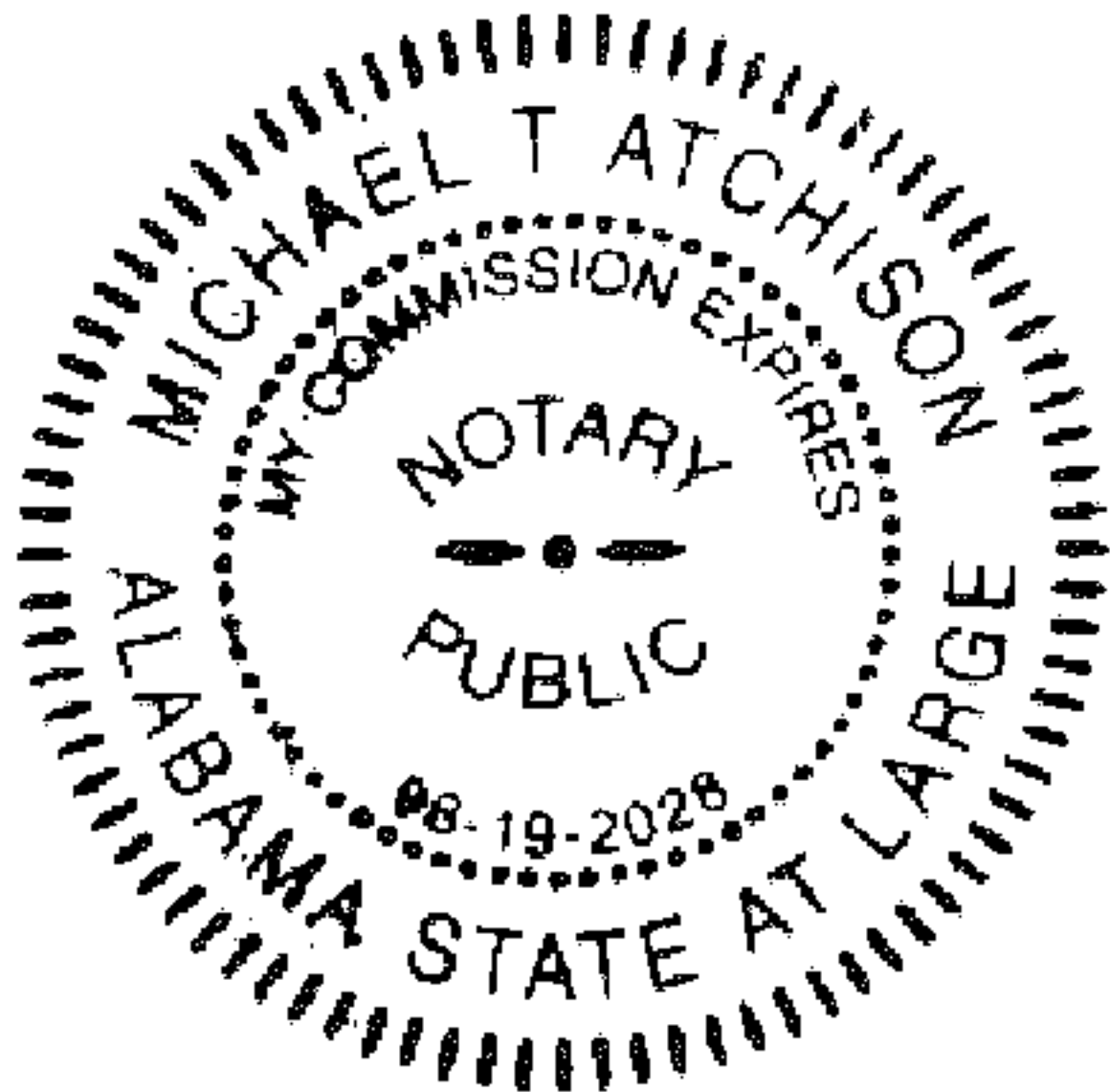


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:
Commence at a found 1/2" pipe locally accepted as the Northeast corner of said Section 15, and run S 00° 53'00"E along the East line of said Section for a distance of 223.70' to a set 5/8" capped rebar (clinkscases) in the South Right of Way line of Tucker Street (30' Right of Way) and the POINT OF BEGINNING of the parcel of land herein described; thence continue along said East line and run S00°53'00" E for a distance of 134.67' to set 5/8" capped rebar (clinkscases); thence leaving said East line, run S89°22'23" W for a distance of 179.57' to a found 1/2" rebar; thence run N 00°53'00"W for a distance of 131.11' to a set 5/8" capped rebar (clinkscases) on said South right of way line for a distance of 179.59' to the Point of Beginning.

According to the Survey by Clinkscases Land Surveying, LLC, Steven J. Clinkscases, PLS AL 37248, on August 19, 2024.

Allin S. Bayal

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

Form RT-1