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

Barbara E Vaughan

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## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

JOINTLY FOR L	<u> </u>	EWITH	REMAINL	ER TO	SURVIV	OR	
State of Alabama							
County of Shelby	}	Know All N	len by These	Presents:			
That in consideration of the sum of which can be verified in the Sale (whether one or more), in hand paid Brian Lee Smith, a	es C d by ma to T refe	the Granted an, Susan A woman homas A verted to as G	ween the part herein, the real herein (Smith) (herein referred) aughan and brantee, wheth	eceipt when the last to as G Barbara E	eof is acknown to the united t	dersigned Grantor owledged, I or we, woman and ther one or more), as joint tenants	
SEE EXHIBIT "A" ATTACHED HERI	ETC	)					
Property may be subject to tax- conditions, easements, liens, set unrecorded.			-				
\$0.00 of the purchase price of the a mortgage loan closed simultaneous			property was	financed w	ith the proc	eeds of a	
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 the said Grantees, their heirs and premises; that they are free from a good right to sell and convey the sadministrators shall warrant and deagainst the lawful claims of all personal	d as all e sam efen-	ssigns, that encumbrance e as aforest d the same	I am (we are es, unless oth aid; that I (we to the said G	e) lawfully erwise note e) will and rantees, the	seized in faced above; to	ee simple of said hat I (we) have a irs, executors and dissigns forever,	
IN WITNESS WHEREOF, I (we) have	ve t / _	nereunto set	my (our) hand	d(s) and sea	al(s) this the	a day of	
Brian Lee Smith  Amage Smith		Same Same and Same an		Sind	1 Ht	Had Carlo	
Leah Anne (Smith) Lowe	<u></u>						
State of Alabama							
I, M. J.	Smil e, a	th) Mitchell, nd who is/a	and Leah An re known to m	ne (Smith) ne, acknow	Lowe, who ledged befo	se name(s) is/are re me on this day	
Given under my hand and official se	∋al⁻t	his the <u>61</u>	_ day of <u></u>			<u></u>	
		A STATE OF THE PARTY OF THE PAR		NINGE F	LTATON		
Notary Public, State of Alabama				S. S. S.	MISSION ELO		
My Commission Expires:្្រ	٠٠ أ			A	ACBLIC	A A G E	

## 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 Eat line of said Section for a distance of 223.70' to a set 5/8" capped rebar (clinkscales) in the South Right of Way line of Tucker Street (30' Right of Way) and the PO!NT 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 (clinkscales); 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 (clinkscales) on said South right of way line for a distance of 179.59' to the Point of Beginning.

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2024 01:08:53 PM
\$35.00 JOANN
20241107000347780

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## Real Estate Sales Validation Form

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

Grantor's Name	Brian Lee Smith Susan Annette (Smith) Mitchell Leah Anne (Smith) Lowe	(	Frantee's Name	Thomas A Vaughan Barbara E Vaughan  7 70 Ma Conico				
Mailing Address	POBOX 261		Mailing Address	Vincent 14. 75178				
Property Address	161 W Highland . Vincent, AL 35178	 Total	Date of Sale Purchase Price or Actual Value	November 06, 2024 \$6,000.00				
		Assessor	or 's Market Value					
one) (Recordation Bill of Sale xx Sales Con Closing St	tract atement document presented for recordation co	red) Apprai Other	sal	ng documentary evidence: (check				
	<u> </u>	structions						
Grantor's name and current mailing add	d mailing address - provide the name lress.	of the perso	n or persons co	nveying interest to property and their				
Grantee's name an conveyed.	d mailing address - provide the name	of the perso	on or persons to	whom interest to property is being				
Property address -	the physical address of the property b	eing convey	/ed, if available.					
Date of Sale - the o	late on which interest to the property v	was convey	ed.					
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.								
	property is not being sold, the true valued for record. This may be evidenced market value.	•	<del>-</del> -					
valuation, of the pro-	ed and the value must be determined operty as determined by the local office used and the taxpayer will be penali-	ial charged	with the respons	sibility of valuing property for property				
-	of my knowledge and belief that the in that any false statements claimed on <u>975</u> § 40-22-1 (h).							
Date <u>November 04</u>	<u>, 2024</u>		Brian Lee Smit	, a				
Unattested	(verified by)	Sign		Grantee/Owner/Agent) circle one				