

**THIS INSTRUMENT PREPARED BY:**  
George M. Vaughn, Esq.  
100 Olde Towne Road, Ste 105  
Birmingham, AL 35216

**SEND TAX NOTICE TO:**  
SARAH RENE LEE  
6591 MILL CREEK CIRCLE  
HOOVER, AL 35242

**WARRANTY DEED**

STATE OF ALABAMA        )

SHELBY COUNTY            )

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Three Hundred Thirty Five Thousand and 00/100 Dollars (\$335,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, SCOTT M. ALLAN, AN UNMARRIED PERSON AND YAZMIN L. ALLAN, AN UNMARRIED PERSON (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto SARAH RENE LEE, (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 24, ACCORDING TO A RESURVEY OF LOTS 7, 8, 12, 24, 25 AND 26 GREYSTONE FARMS MILL CREEK SECTOR PHASE 2, AS RECORDED IN MAP BOOK 21, PAGE 45, 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.

\$268,000 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, and his/her assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and his/her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 24<sup>th</sup> day of August, 2022.



SCOTT M. ALLAN

Yazmin L. Allan acting BY and THROUGH Her Attorney in fact Andres Manny Allan

**YAZMIN L. ALLAN ACTING BY AND THROUGH  
HER ATTORNEY IN FACT ANDRES MANNY ALLAN**

STATE OF ALABAMA )  
JEFFERSON COUNTY )

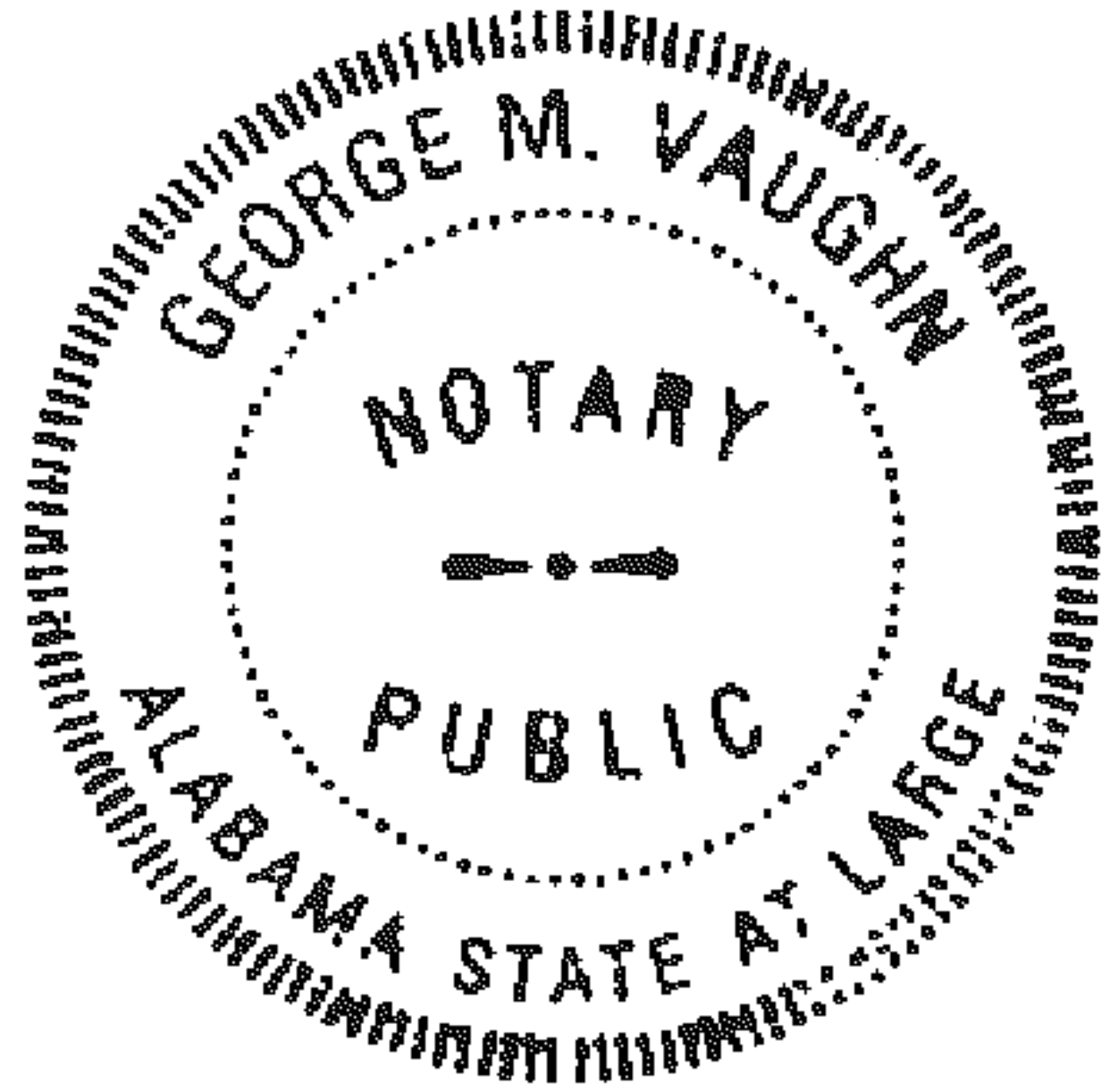
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, SCOTT M. ALLAN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of August, 2022.



Notary Public

My Commission Expires: 9/18/2025



STATE OF ALABAMA )  
JEFFERSON COUNTY )

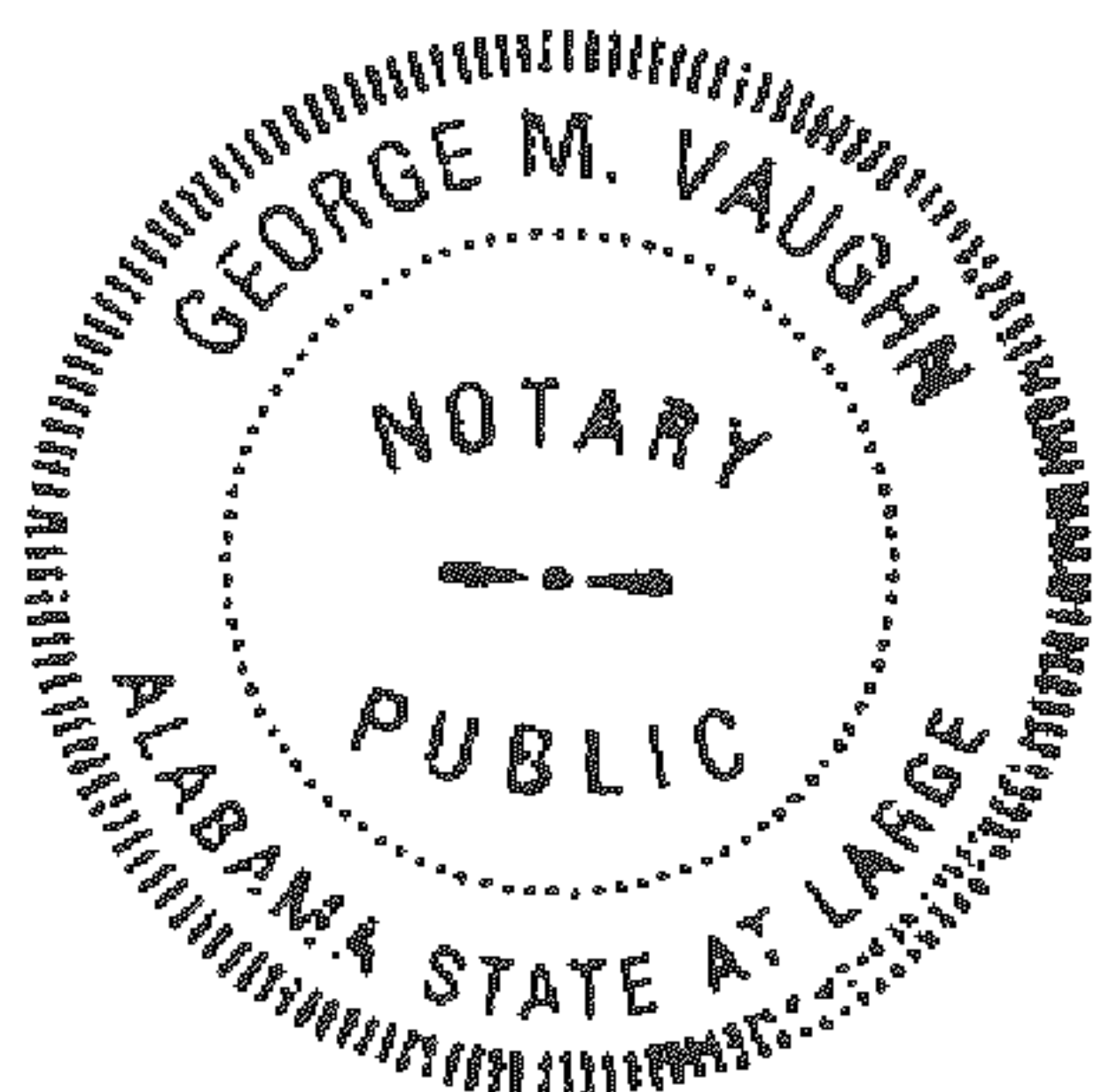
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that YAZMIN L. ALLAN, acting by and through her attorney in fact, ANDRES MANNY ALLAN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she executed the same voluntarily in his/her capacity as attorney in fact on the day the same bears date.

Given under my hand and official seal this 24th day of AUGUST, 2022.



Notary Public

My Commission Expires: 9/18/2025



**Real Estate Sales Validation Form**

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

Grantor's Name SCOTT M. ALLAN  
 Mailing Address c/o George Vaughn  
100 Olde Towne Road, Suite 105  
Vestavia Hills, AL 35216

Grantee's Name SARAH RENE LEE  
 Mailing Address 6591 MILL CREEK CIRCLE  
HOOVER, AL 35242

Property Address 6591 MILL CREEK CIRCLE  
HOOVER, AL 35242

Date of Sale AUGUST 24, 2022  
 Total Purchase Price \$335,000

or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \_\_\_\_\_

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)

- |   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> Closing Statement |                                    |

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 or 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 property 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 8/24/2022

Print George M. Vaughn

Unattested  
 \_\_\_\_\_  
 (verified by)

Sign   
 \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one

eForms

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/25/2022 08:11:34 AM  
 \$95.00 JOANN  
 20220825000332360

*Allie S. Boyd*