

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
SARAH LYNN SCOTT
326 CREEKSIDE LANE
PELHAM, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

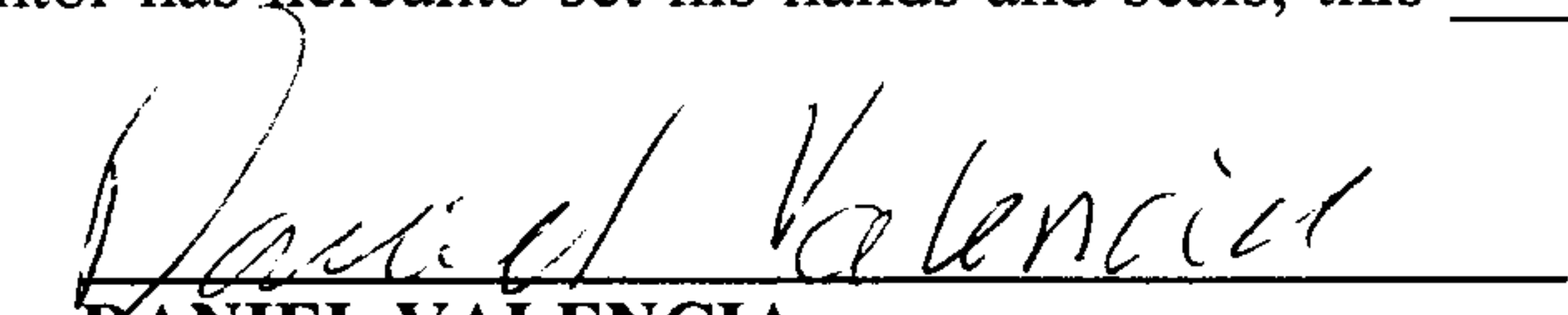
KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Eighty Eight Thousand and 00/100 Dollars (\$188,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, DANIEL VALENCIA, AN UNMARRIED PERSON (herein referred to as "Grantor"), do grant, bargain, sell, and convey unto SARAH LYNN SCOTT (herein referred to as "Grantee"), all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 254, ACCORDING TO THE FINAL PLAT HOLLAND LAKES, SECTOR 2, PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 55, IN THE OFFICE OF THE JUDGE OF PROBATE 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.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals, this 23rd day of APRIL, 2013.

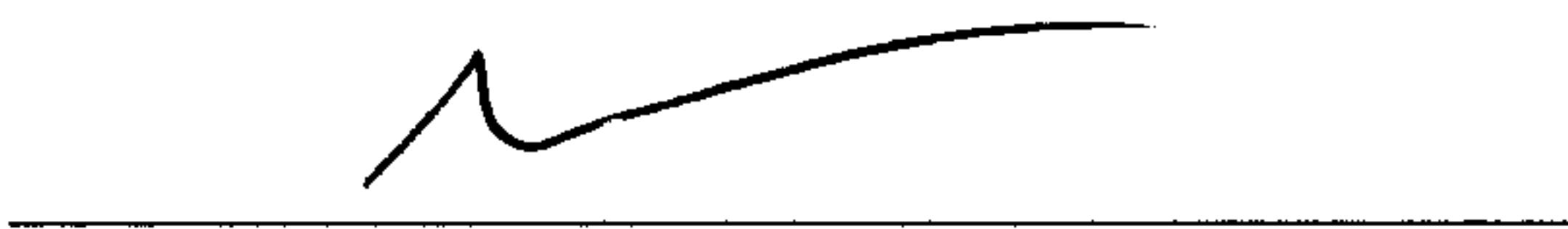


DANIEL VALENCIA

STATE OF ALABAMA)
SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, DANIEL VALENCIA 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of APRIL, 2013.



Notary Public

My Commission Expires: 9/27/2011


20130506000186690 1/2 \$203.00
Shelby Cnty Judge of Probate, AL
05/06/2013 03:30:58 PM FILED/CERT

Shelby County, AL 05/06/2013
State of Alabama
Deed Tax: \$188.00

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

Grantor's Name Daniel Valencia
Mailing Address 46 George Vaughn
300 Cahaba Park Circle Ste 10
Bham AL 35242

Grantee's Name Sarah Lynn Scott
Mailing Address 326 Creekside Lane
Pelham AL 35124

Property Address 326 Creekside Lane
Pelham AL 35124

Date of Sale 4/23/2013
Total Purchase Price \$ 188,000



20130506000186690 2/2 \$203.00
Shelby Cnty Judge of Probate, AL
05/06/2013 03:30:58 PM FILED/CERT

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)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other _____

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 4/23/2013

Print George M. Vaughn

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one