

This instrument prepared by:

Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:

Jackie Amanda Rodriguez and
Gustavo Rodriguez
210 Grand Club Cir
Maylene, AL 35114

WARRANTY DEED

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Sixty-Five Thousand And No/100 Dollars (\$165,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Alexia Corine Vaughn, an unmarried woman, William A. Vaughn and Mayzola Vaughn, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jackie Amanda Rodriguez and Gustavo Rodriguez (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 10, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 3rd Addition, as recorded in Map Book 20, Page 111, in Probate Office of Shelby County, Alabama being situated in 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.

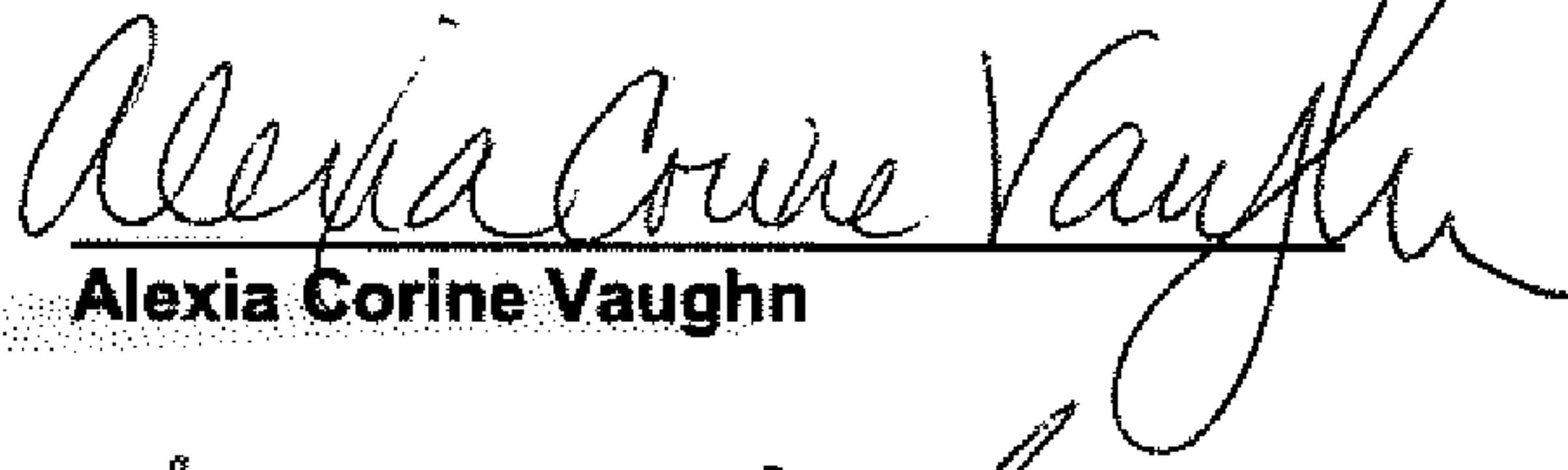
One Hundred Fifty-Nine Thousand Four Hundred Ninety-Three And No/100 Dollars (\$159,493.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Alexia Corine Vaughn, Grantee as recorded in Instrument #20090406000124460 is one and the same person as Alexia Vaughn Lowe, Grantee as recorded in Instrument #20021002000475960.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 12, 2015.


Alexia Corine Vaughn

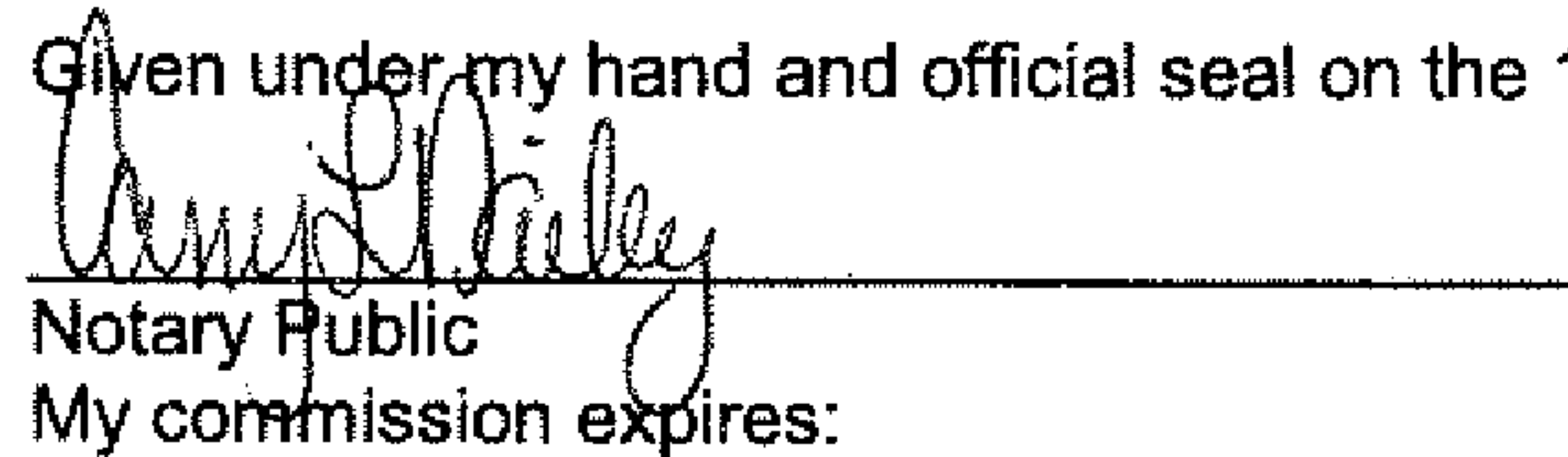

William A. Vaughn


Mayzola Vaughn

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alexia Corine Vaughn, William A. Vaughn and Mayzola Vaughn, 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 on the 12th day of June, 2015.


Notary Public
My commission expires:



Real Estate Sales Validation Form
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Alexia Corine Vaughn, William A. Vaughn and Mayzola Vaughn	Grantee's Name	Jackie Amanda Rodriguez and Gustavo Rodriguez
Mailing Address	210 Grand Club Cir Maylene, AL 35114	Mailing Address	441 Tocoa Rd Helena, AL 35080
Property Address	210 Grand Club Cir Maylene, AL 35114	Date of Sale	June 12, 2015
		Total Purchase Price	\$165,000.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other: _____
☒ 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 - Alexia Corine Vaughn, William A. Vaughn and Mayzola Vaughn, 210 Grand Club Cir, Maylene, AL 35114.

Grantee's name and mailing address - Jackie Amanda Rodriguez and Gustavo Rodriguez, 441 Tocoa Rd, Helena, AL 35080.

Property address - 210 Grand Club Cir, Maylene, AL 35114

Date of Sale - June 12, 2015.

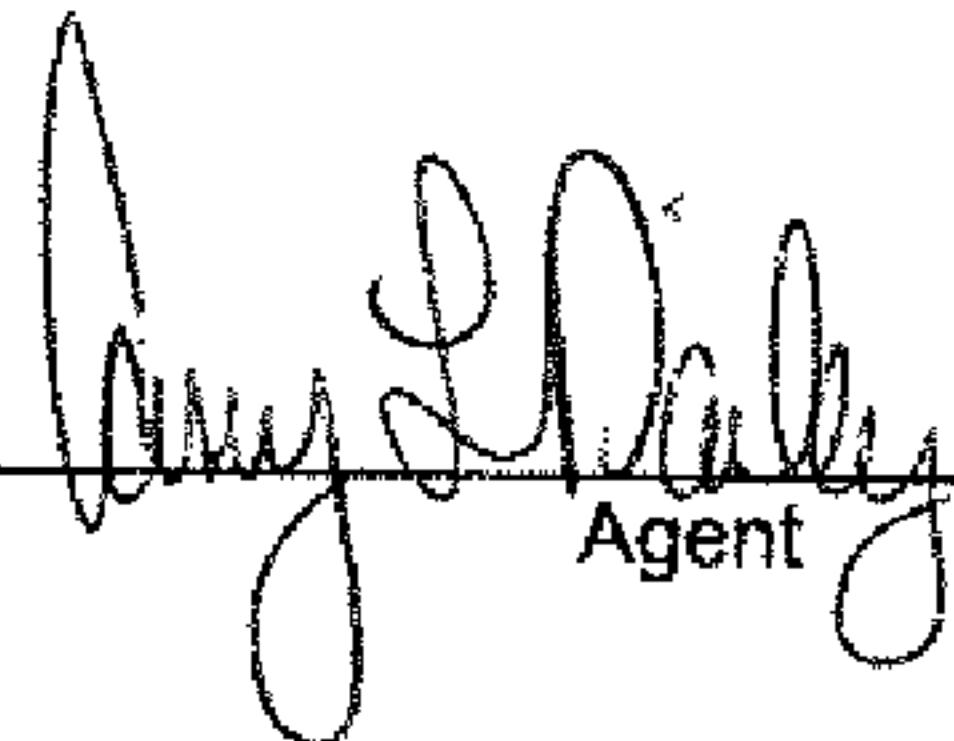
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: June 12, 2015

Sign 
Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/22/2015 03:15:27 PM
 \$26.00 DEBBIE
 20150622000209800

