

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Hunter C. Vaughn
Kelsey Price Vaughn
1589 Bent River Cir.
Vestavia, AL 35216

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Three Hundred Thirty Nine Thousand and 00/100 Dollars (\$339,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, GEORGES A. HOBEIKA, unmarried (herein referred to as GRANTOR) do grant, bargain, sell and convey unto HUNTER C. VAUGHN and KELSEY PRICE VAUGHN, as joint tenants with rights of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 20, according to the Survey of Bent River Estates, Phase 1, as recorded in Map Book 17, page 135, in the Probate Office of Shelby County, Alabama.

Two Hundred Seventy One Thousand Two Hundred and 00/100 Dollars (\$271,200.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEES, their heirs and 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, and that I am and my 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 persons.

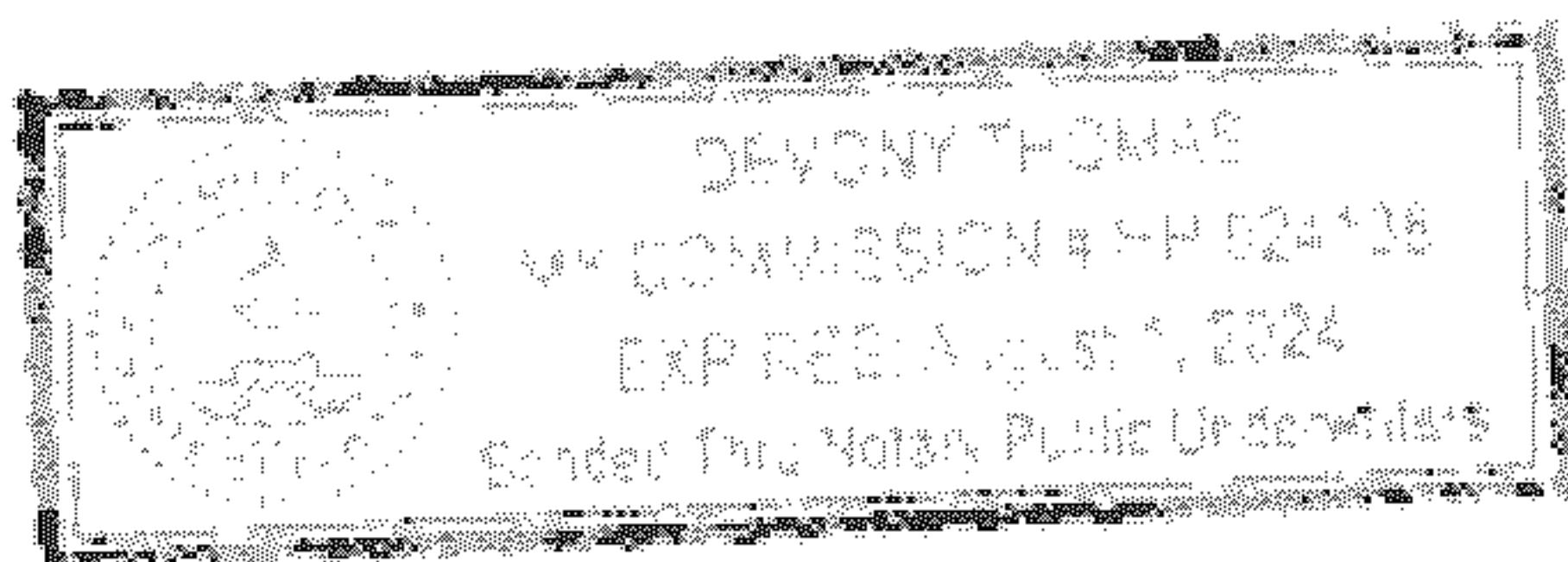
Dated this the 16 day of November, 2022.

Georges A. Hobeika
GEORGES A. HOBEIKA

STATE OF Florida)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 16th day of November, 2022 by
GEORGES A. HOBEIKA, who is personally known to me or who has produced
Florida Driver license as identification.

Devony Thomas
NOTARY PUBLIC: Devony Thomas
My Commission Expires: August 1, 2024



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

Grantor's Name Georges A. Hobeika
 Mailing Address 1210 Canyon Way
Wellington, FL 22414

Grantee's Name Hunter & Kelsey Vaughn
 Mailing Address 1589 Bent River Cir.
Vestavia, AL 35216

Property Address 1589 Bent River Cir.
Vestavia, AL 35216

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/21/2022 08:36:41 AM
 \$96.00 JOANN
 20221121000428060

Date of Sale 11/18/2022
 Total Purchase Price \$ 339,000.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

Allen S. Bayl

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 11/18/2022

Print John A. Gant

Sign *John A. Gant*
 (Owner) (Agent) circle one

