

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
2820 Columbiana Road, Ste 100
Birmingham, AL 35216

SEND TAX NOTICE TO:
STILL OAK HOMES LLC
715 VALLEY STREET
HOOVER, AL 35226

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

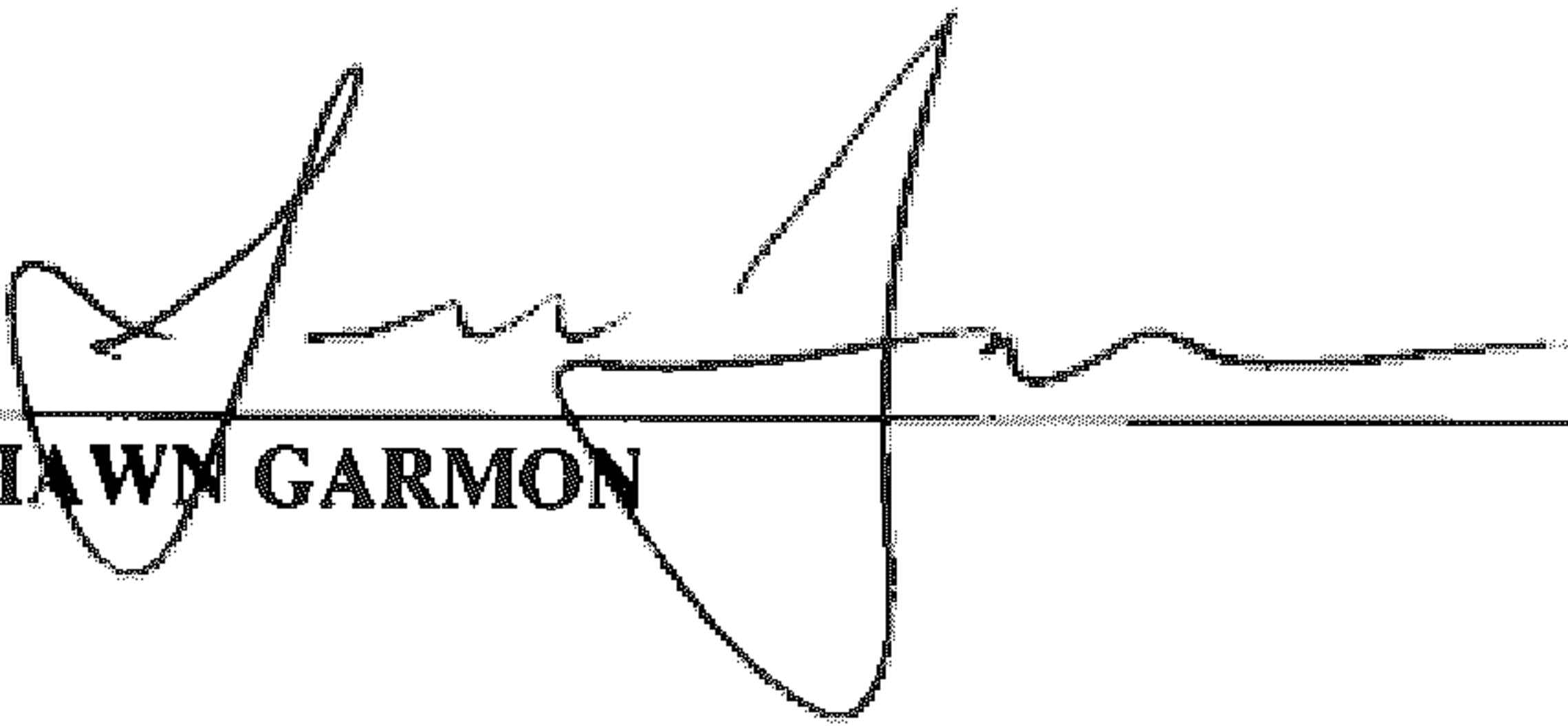
KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Twenty Nine Thousand and 00/100 Dollars (\$29,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, SHAWN GARMON, an UNMARRIED PERSON (herein referred to as “Grantor”), does grant, bargain, sell, and convey unto STILL OAK HOMES LLC (herein referred to as “Grantee”), all of its right, title, and interest in the following described real estate, situated in SHELBY COUNTY, Alabama, to wit:

LOT 5, ACCORDING TO THE SURVEY OF AMENDED MAP OF CARLETON POINT, AS RECORDED IN MAP BOOK 15, PAGE 108, 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.

And the Grantor does for itself, its successors and assigns covenant with the said Grantees, and their assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid and that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 21st day of JULY, 2024.


SHAWN GARMON

STATE OF ALABAMA)
JEFFERSON COUNTY)

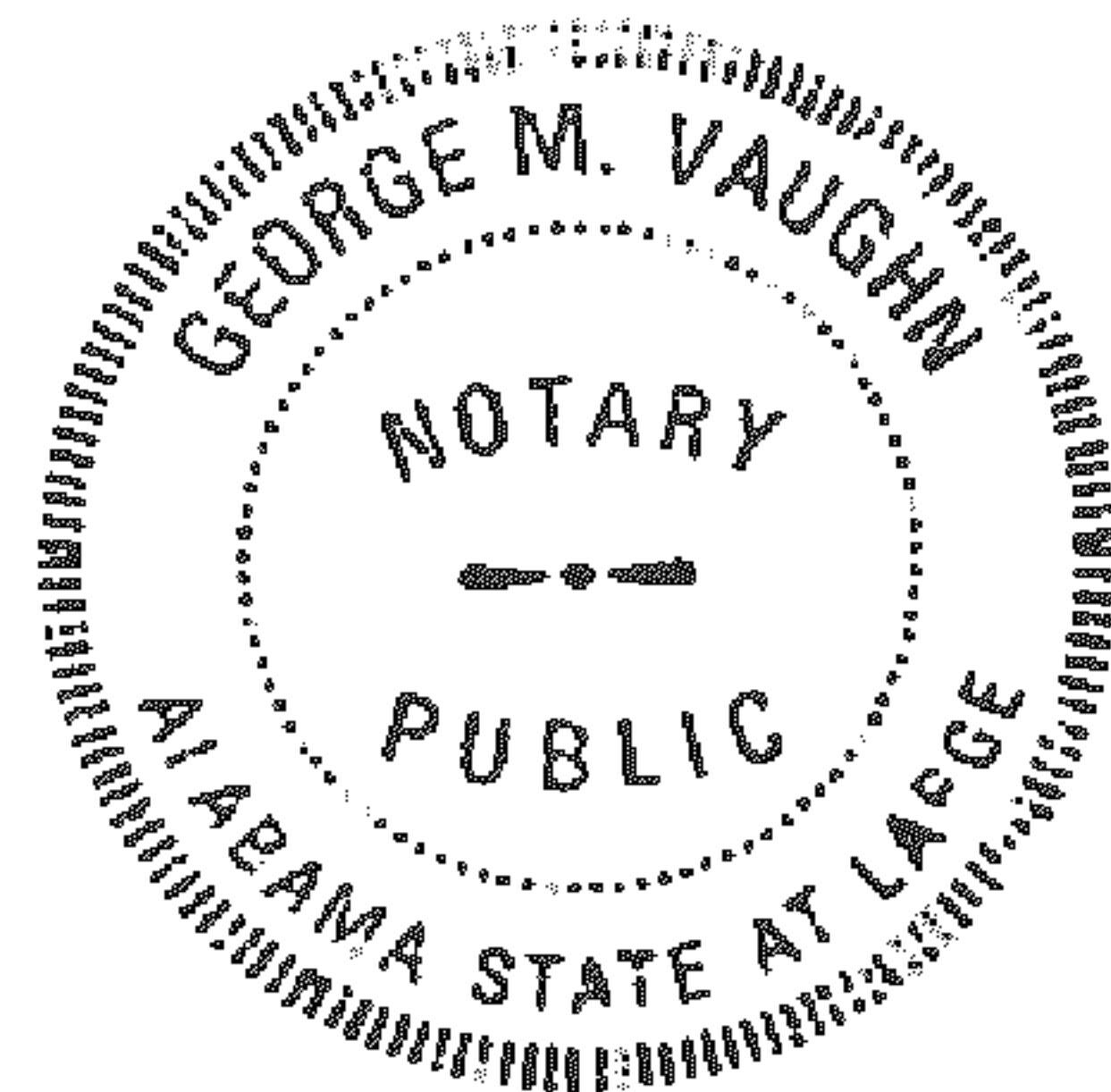
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, SHAWN GARMON whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily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

Given under my hand and official seal this 26th day of July, 2024.



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 SHAWN GARMON
Mailing Address c/o George Vaughn
2820 COLUMBIANA ROAD, Suite 100
Vestavia Hills, AL 35216

Grantee's Name STILL OAKS HOMES LLC
Mailing Address 715 VALLEY STREET
HOOVER, AL 35226

Property Address LOT 5 CARLETON POINT
SHELBY COUNTY, AL

Date of Sale JULY 26, 2024
Total Purchase Price \$29,000
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)

☐ 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 - 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 7/26/2024

Print George M. Vaughn

☐ Unattested
(verified by)

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

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2024 08:13:26 AM
\$57.00 BRITTANI
20240801000237890

Allen S. Boyd