

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
2820 Columbiana Road, Ste 100  
Vestavia Hills, AL 35216

**SEND TAX NOTICE TO:**

ERIC DANIELS  
133 HIGH HAMPTON DRIVE  
PELHAM, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA        )

SHELBY COUNTY            )

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Five Hundred Twenty Thousand and 00/100 Dollars (\$520,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, ALICIA MARTIN-SCHUTZ, an unmarried person, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto LEE ANN DANIELS AND ERIC DANIELS (herein referred to as "Grantees"), AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP all of his/her right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

LOT 6, ACCORDING TO THE SURVEY OF HIGH HAMPTON, SECTOR 1, AS RECORDED IN MAP BOOK 19, PAGE 89, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to current taxes, all matters of public record, including, but not limited to easements, restriction of record, and other matters which may be viewed by observation.

\$416,000.00 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, and their 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 my heirs, executors, and administrators 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 Grantor has hereunto his/her hands and seals, this 25 day of JULY, 2025.

*Alicia M*  
ALICIA MARTIN-SCHUTZ

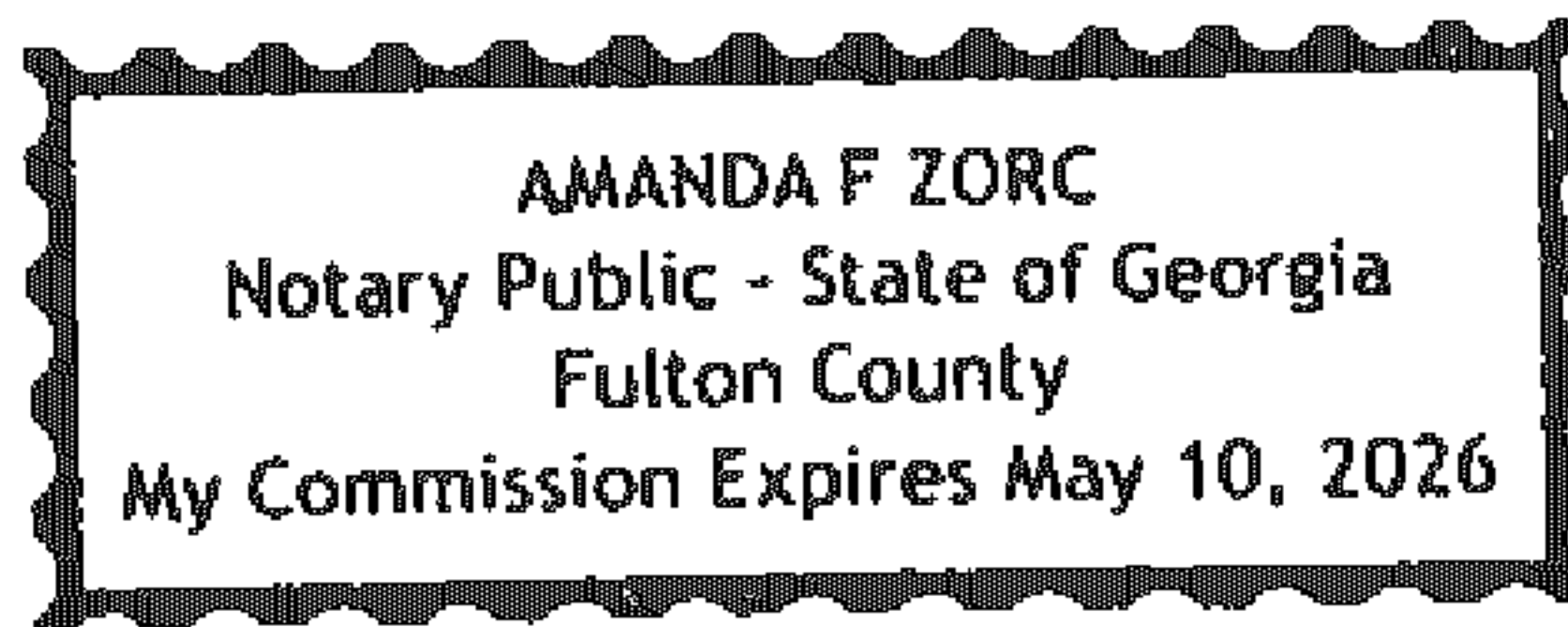
STATE OF Georgia )  
Fulton COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, ALICIA MARTIN-SCHUTZ, 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 25 day of JULY, 2025.

*Amanda F Zorc*  
Notary Public

My Commission Expires. May 10, 2026



Real Estate Sales Validation Form

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

Grantor's Name ALICIA MARTIN-SCHUTZ
Mailing Address C/O GEORGE M. VAUGHN
2820 COLUMBIANA ROAD, STE 100
VESTAVIA HILLS, AL 35216

Grantee's Name ERIC DANIELS
Mailing Address 133 HIGH HAMPTON DR
PELHAM, AL 35124

Property Address 133 HIGH HAMPTON DR
PELHAM, AL 35124

Date of Sale 7/25/2025
Total Purchase Price \$ 520,000.00
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
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 7/28/2025

Print GEORGE M. VAUGHN

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2025 08:03:01 AM
\$132.00 BRITTANI
20250729000228940

Form RT-1

Brittani S. Boyd