This instrument prepared for the sole benefit of Queen City Title, LLC by:

Queen City Law Group, LLC by Queen City Law Group, LLC T. Wade Wilson 1905 7th Street Tuscaloosa, AL 35401 (205) 752-8338



20250811000243660 1/3 \$68.00 Shelby Cnty Judge of Probate, AL 08/11/2025 11:02:31 AM FILED/CERT

Source of Title: Instrument #2014011400013400; Note: Georgia W. Scott: d/o/d: 9/2/2024

STATE OF ALABAMA)	WARRANTY DEED
COUNTY OF SHELBY))	WARRANTIDEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned, William J. Scott, an unmarried man (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto, in trust to Gregory S. Vaughn and Kelly L. Vaughn, as Trustee of The Vaughn Revocable Living Trust (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 84 according to the survey of Southlake, First Addition, as recorded in Map Book 14, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama, said reference being hereby made in aid of and as a part of this description. MINERAL AND MINING RIGHTS EXCEPTED.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

Shelby County, AL 08/11/2025 State of Alabama Deed Tax:\$39.00

20250811000243660 2/3 \$68.00 Shelby Cnty Judge of Probate, AL 08/11/2025 11:02:31 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the

STATE OF A) ARAW

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William J. Scott, 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 instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the <u>I</u> day of <u>AVL</u>. 2025.

NOTARY PUBLIC 100 NOTARY PUBLI

LEON NASH Notary Public Alabama State at Large

Real Estate Sales Validation Form

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

Grantor's Name	William J. Scott	Grantee's Name	Greg and Kelly Vaughn	
Mailing Address	2171 Parkway Lake Drive		2100 Southwinds Circle	
)	Hoover, AL 35244		Hoover, AL 35244	
	2100 Southwinds Circle	Date of Sale	8-4-2025	
Property Address	Hoover, AL 35244	Total Purchase Price		
.) 		or		
		Actual Value	\$	
202508110002436	60 3/3 \$68.00	or Assessor's Market Value	· • • • • • • • • • • • • • • • • • • •	
ØB/11/2025 11:0	ge of Probate, AL 2:31 AM FILED/CERT	•		
The purchase price	e or actual value claimed on t	this form can be verified in the	he following documentary	
	ne) (Recordation of docume	entary∖evidence is not requir ∐Appraisal	rea)	
☐ Bill of Sale ☐ Sales Contrac	· •	Other		
Closing State		,		
If the denveyoned	document presented for reco	rdation contains all of the re	equired information referenced	
_	this form is not required.	, addition on the contract of		
		Instructions		
Grantor's name an			ersons conveying interest	
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 on which interest to the	•	•	
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.				
excluding current responsibility of va	ided and the value must be duse valuation, of the property aluing property for property tages of Alabama 1975 § 40-22-1	as determined by the local ax purposes will be used and	nate of fair market value, official charged with the distribution that the taxpayer will be penalized	
accurate. I further	st of my knowledge and belief understand that any false stated icated in <u>Code of Alabama 19</u>	atements claimed on this for 1975 § 40-22-1 (h).	ned in this document is true and rm may result in the imposition	
Date 8-4-8		Brint Brooke Has		
Unattested		Sign ROCKER	XIMAL	
	(verified by)	(Grantor/Gran	tee/Owne (Agent) circle one Form RT-1	

Print Form