

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

**STATE OF ALABAMA            )**  
  )  
**COUNTY OF SHELBY         )**

**WARRANTY DEED**

**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.**

**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.

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

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

1 day of AUG, 2025.

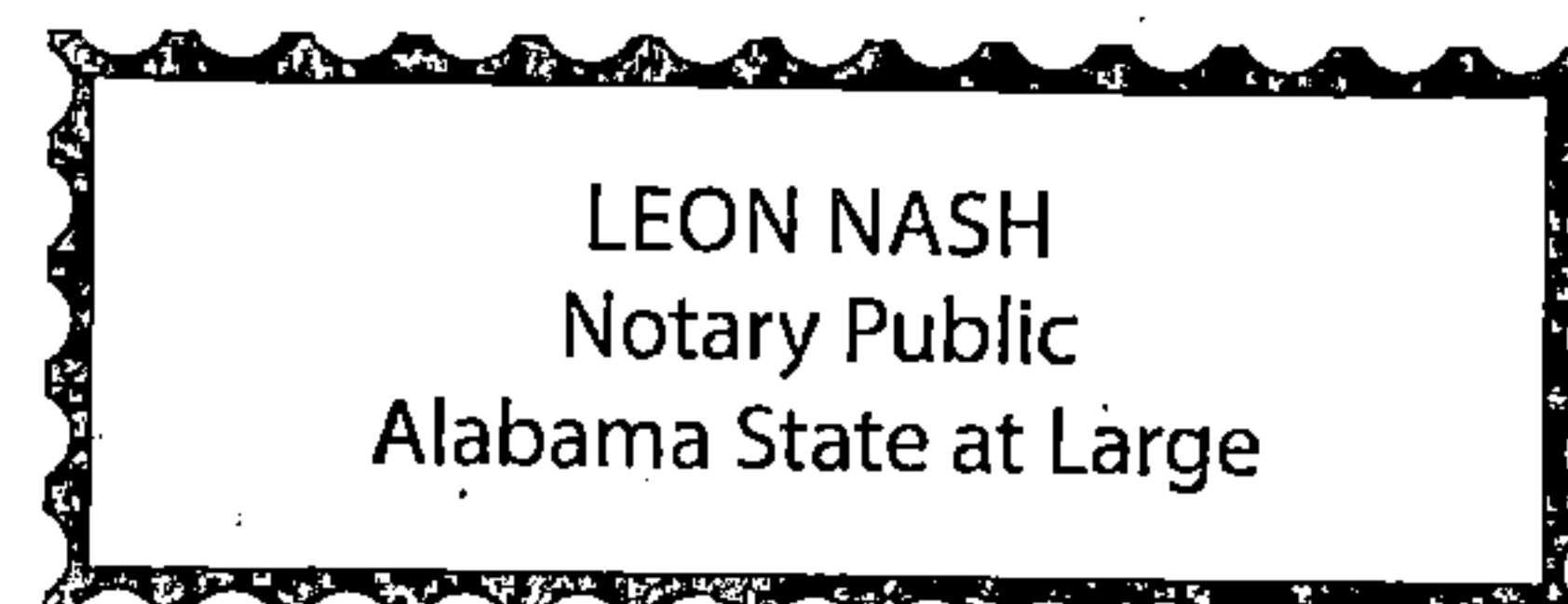
William J. Scott  
William J. Scott

STATE OF ALABAMA  
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 1 day of AUG, 2025.

NOTARY PUBLIC  
My Commission Expires: 07/02/2029





# 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  
Mailing Address 2171 Parkway Lake Drive  
Hoover, AL 35244

Grantee's Name Greg and Kelly Vaughn  
Mailing Address 2100 Southwinds Circle  
Hoover, AL 35244

Property Address 2100 Southwinds Circle  
Hoover, AL 35244

Date of Sale 8-4-2025

Total Purchase Price \$ 774,000.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



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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 8-4-25

Print

Brooke Hastings

Sign

Brooke Hastings

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1