



20121219000484800 1/3 \$24.50
Shelby Cnty Judge of Probate, AL
12/19/2012 11:42:02 AM FILED/CERT

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$120,500.00** to the undersigned Grantor(s), **James B. Mayfield and Melissa B. Mayfield, husband and wife**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Wolodymyr Maistryk and Ellen Maistryk** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 49, ACCORDING TO THE SURVEY OF FINAL PLAT OF HAYESBURY PHASE 2, AS RECORDED IN MAP BOOK 30, PAGE 104, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Address of Property: 142 Hayesbury Lane
Pelham, Alabama 35124**

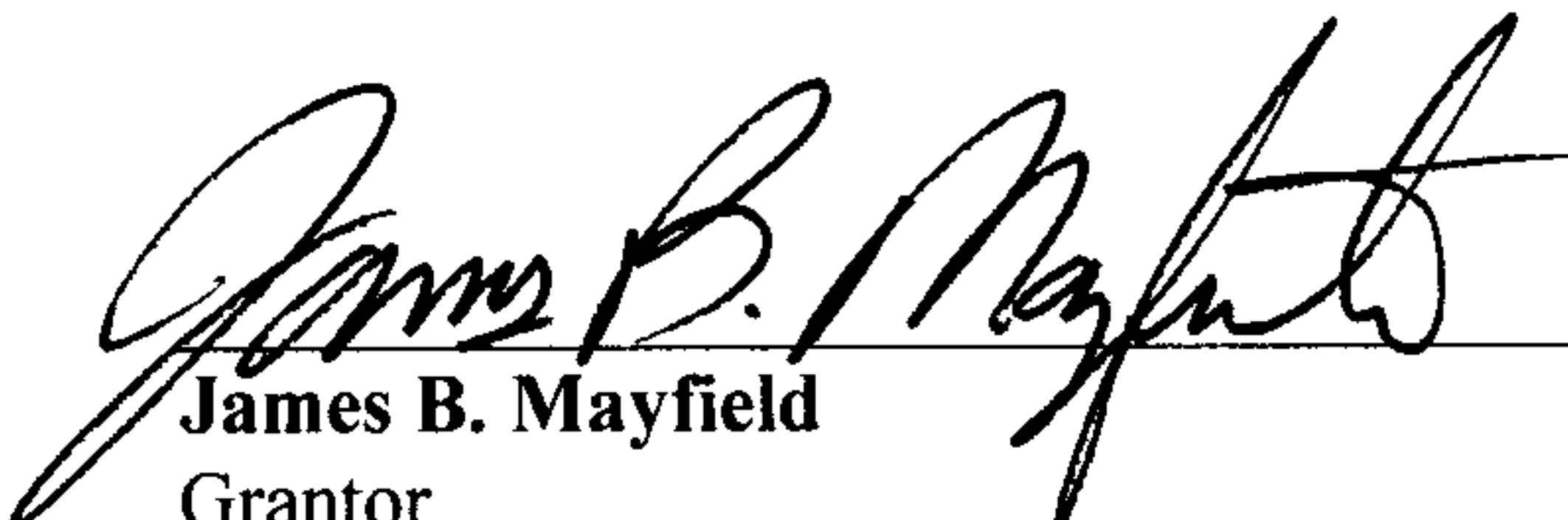
SUBJECT PROPERTY CURRENTLY CONSTITUTES THE HOMESTEAD OF BOTH GRANTORS NAMED HEREIN.


Subject to taxes for the year 2013 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$114,475.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this on the 14th day of December, 2012.

By: 
James B. Mayfield
Grantor


Melissa B. Mayfield
Grantor

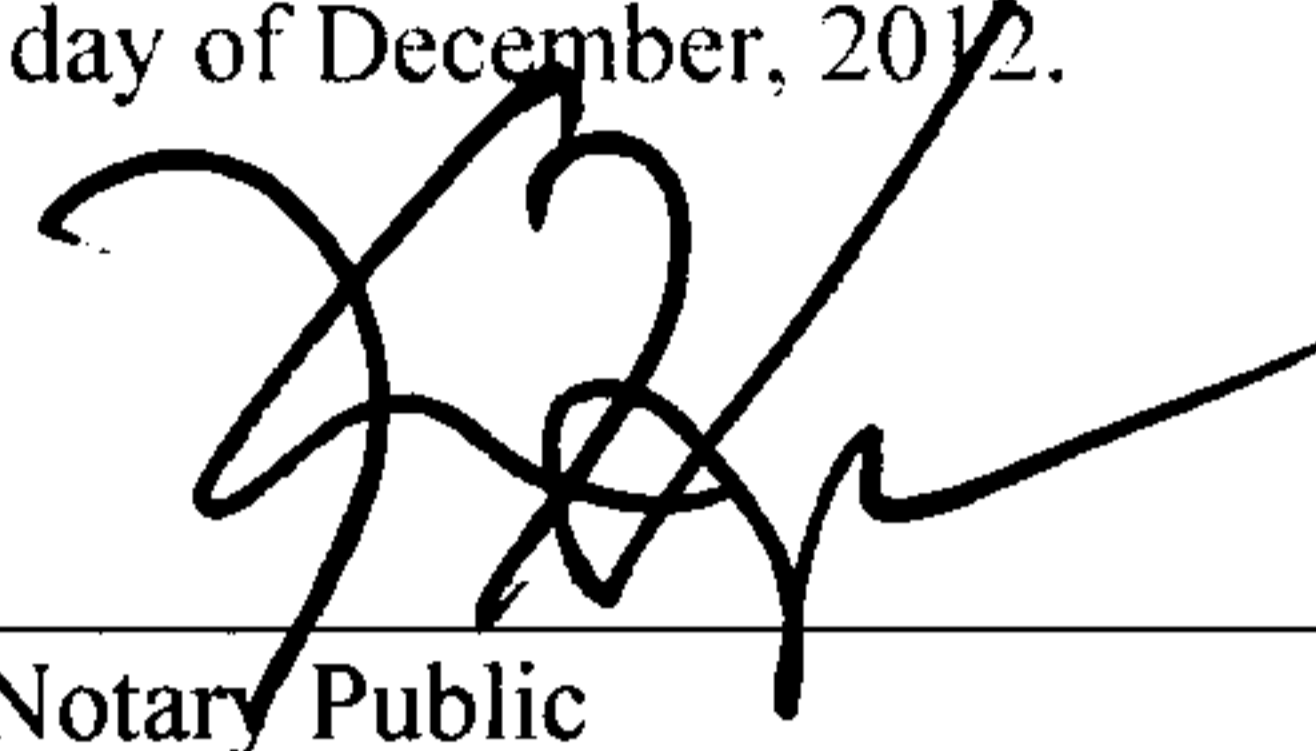
Notary Acknowledgement to Follow

Shelby County, AL 12/19/2012
State of Alabama
Deed Tax: \$6.50

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **James B. Mayfield and Melissa B. Mayfield**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this on the 14th day of December, 2012.



Notary Public


Commission Expires: 11/16/16

This Instrument Prepared By:

Kevin Hays, Attorney at Law
PO Box 660643
Birmingham, AL 35266-0643

Send Tax Notices To:

Wolodymyr Maistryk and Ellen Maistryk
142 Hayesbury Lane
Pelham, Alabama 35124



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REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name James B. Mayfield & Melissa B. Mayfield

Grantee's Name Wolodymyr & Ellen Maistryk

Mailing Address 6832 Valley Lane
Leeds, AL 35094

Mailing Address 142 Hayesbury Lane
Pelham, AL 35124

Property Address 142 Hayesbury Lane
Pelham, AL 35124

Date of Sale December 14, 2012

Total Purchase Price: \$ 120,500.00

or

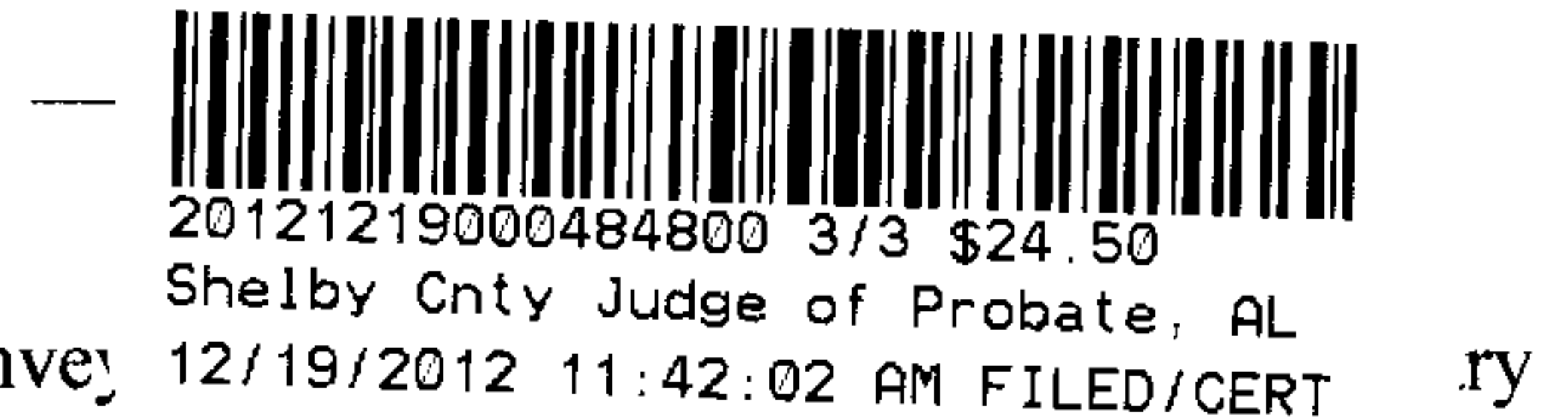
Actual Value: \$ _____

or

Assessor's Market Value \$ _____

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

Mortgage Closing Statement
 Sales Contract Other



- The deed or other instrument of like character offered for recordation which conveys 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 the 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 \$100.00 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.

DEC 14 2012

Date: _____

Print: James B. Mayfield

Sign James B. Mayfield
(Owner / Agent) circle one