

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mary Charles Mayfield
215 Buie Drive
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Thousand and No/00 Dollars (\$20,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Glencile Greenlea, unmarried, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Mary Charles Mayfield and Davida Mayfield, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

A 3.22 acre tract of vacant land situated in the NE 1/4 of the NE 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the NE 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, and run South along the East line of said 1/4 - 1/4 Section 660.0 feet to point of beginning; thence right 87 deg. 28 min. and run West 399.63 feet; thence left 89 deg. 05 min. 28 sec. and run Southerly 330.4 feet; thence left 91 deg. 00 min. 28 sec. and run East 390.26 feet to a point of intersection with the East line of said 1/4 - 1/4 Section; thence run North along said 1/4 - 1/4 Section 330.0 feet to point of beginning; being situated in Shelby County, Alabama.

Subject to 2016 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of March, 2016.

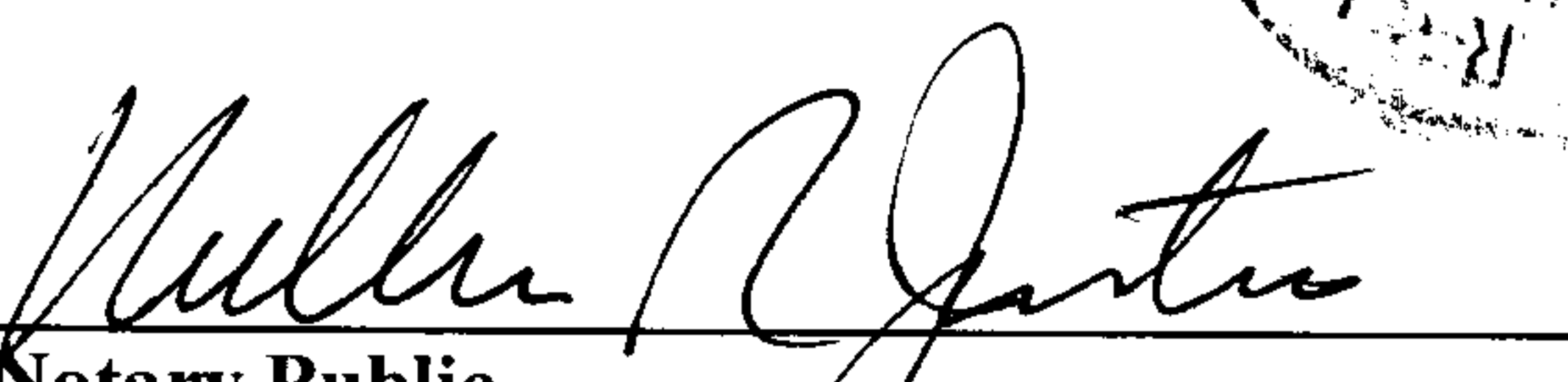
STATE OF ALABAMA
SHELBY COUNTY


Glencile Greenlea

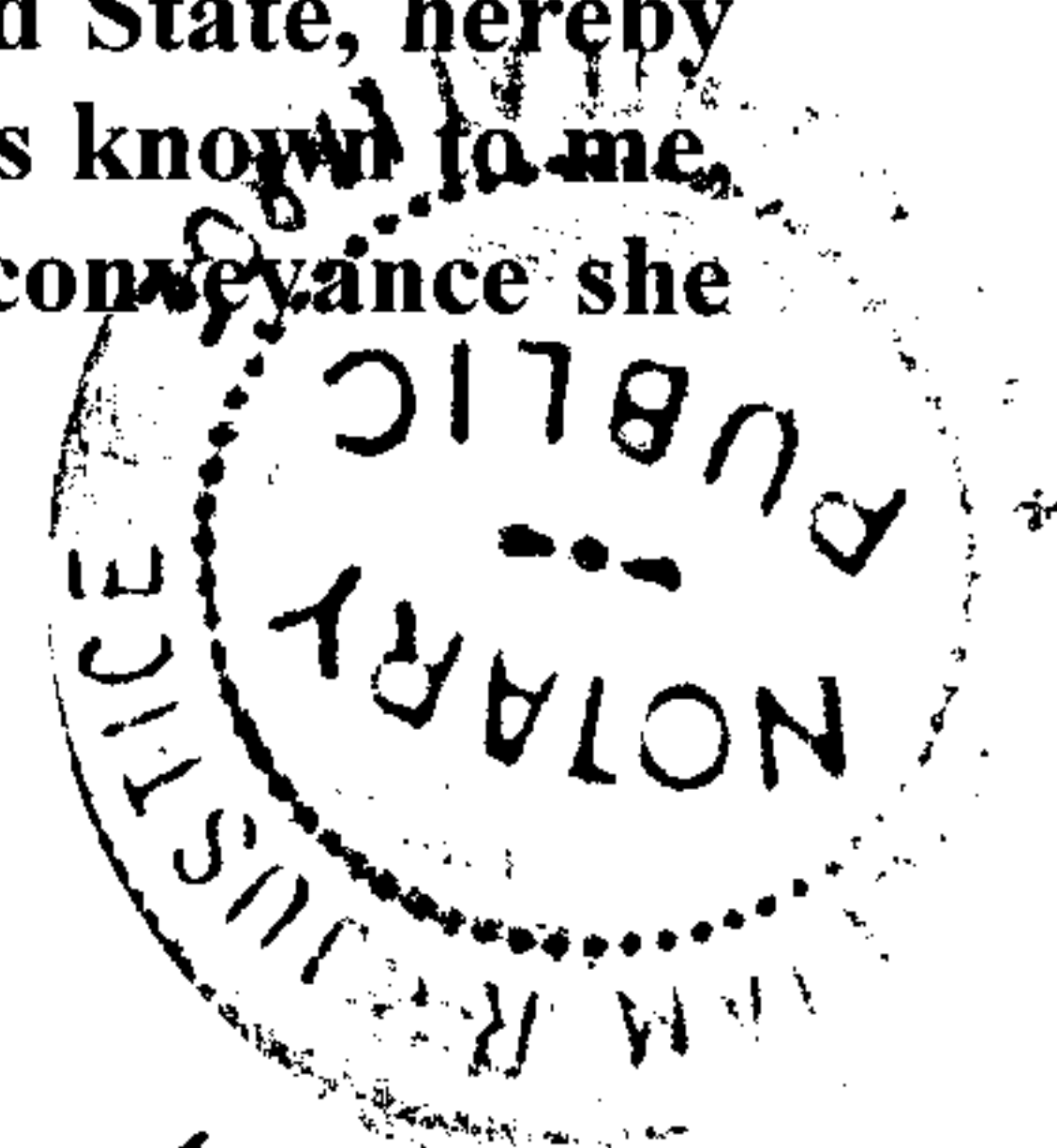
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Glencile Greenlea**, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the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

Given under my hand and official seal this 7th day of March, 2016.

Shelby County, AL 03/08/2016
State of Alabama
Deed Tax: \$20.00


Notary Public

My Commission Expires: 9-11-19



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Glencile Greenlea
Mailing Address 1319 Hwy 47 South
Columbiana, AL 35051

Grantee's Name: Mary Charles Mayfield & Davida Mayfield
Mailing Address: 215 Buie Drive
Columbiana, AL 35051

Property Address: Eureka Acres Road
Columbiana, AL

Date of Sale 3-7-16
Total Purchase Price \$ 20,000.00

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 - Tax records

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 3-7-16

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

Print Glencile A. Greenlea

☐ Unattested

(Verified by) _____

Form RT-1



20160308000073800 2/2 \$37.00
Shelby Cnty Judge of Probate, AL
03/08/2016 01:53:19 PM FILED/CERT