

SEND TAX NOTICE TO:

Soraya T. Schultz and Thomas Ray Schultz
77 Thompson Drive
Chelsea, AL 35043

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$395,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Thomas Leroy Mayfield Jr. and Maureen M. Mayfield, a married couple**, whose address is 5683 East Timberline Lane, Springfield, MO 65809, (hereinafter "Grantor", whether one or more), by **Soraya T. Schultz and Thomas Ray Schultz IV**, whose address is 77 Thompson Drive, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Soraya T. Schultz and Thomas Ray Schultz, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **77 Thompson Drive, Chelsea, AL 35043 to-wit:**

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Commence at the SE corner of the NW 1/4 of NW 1/4 of Section 8, Township 20, Range 1 West; run west along forty line a distance of 485 feet to an iron pin; then run north parallel with east forty line along fence line a distance of 418 feet to iron pin; then continue north across access road right of way 20 feet to the point of beginning; continue north a distance of 418 feet to pin and the northeast corner of this plat; then run west parallel with south forty line a distance of 209 feet and the northwest corner of plot marked with iron; then run south parallel with east line of this plat a distance of 418 feet to a point on north side of road right of way; then run east parallel with north line a distance of 209 feet to a point on north side of road right of way and the point of beginning. Situated in Shelby County, Alabama.

Also an easement for ingress and egress more particularly described as follows:

Part of the NW 1/4 of NW 1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From the Northwest corner of said NW 1/4 of NW 1/4 run in a Southerly direction along the West line of said NW 1/4 of NW 1/4 for a distance of 892.76 feet; thence turn an angle to the left of 92 deg. 54 min, 56 sec. and run in an Easterly direction for a distance of 340.74 feet to an existing iron pin being on the East right-of-way line of Shelby County Road #69 and being the point of beginning; thence continue along last mentioned course for a distance of 315.30 feet; thence turn an angle to the right of 91 deg. 40 min. 41 sec. and run in a Southerly direction for a distance of 20.01 feet; thence turn an angle to the right of 88 deg. 19 min. 19 sec. and run in a Westerly direction for a distance of 304.35 feet to a point on the East right-of-way line of Shelby County Road #69; thence turn an angle to the right of 62 deg. 35 min. 57 sec. and run in a Northwesterly direction for a distance of 22.53 feet, more or less, to the point of beginning.

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

Subject to a third-party mortgage in the amount of \$197,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

Thomas Ray Schultz is one and the same person as Thomas Ray Schultz IV

Thomas Leroy Mayfield is one and the same person as Thomas Leroy Mayfield Jr.

Maureen M. Mayfield is one and the same person as Maureen Mayfield

IN WITNESS WHEREOF, Grantor has set their signature and seal on this ^{17th} day of October, 2023.


Thomas Leroy Mayfield


Maureen Mayfield

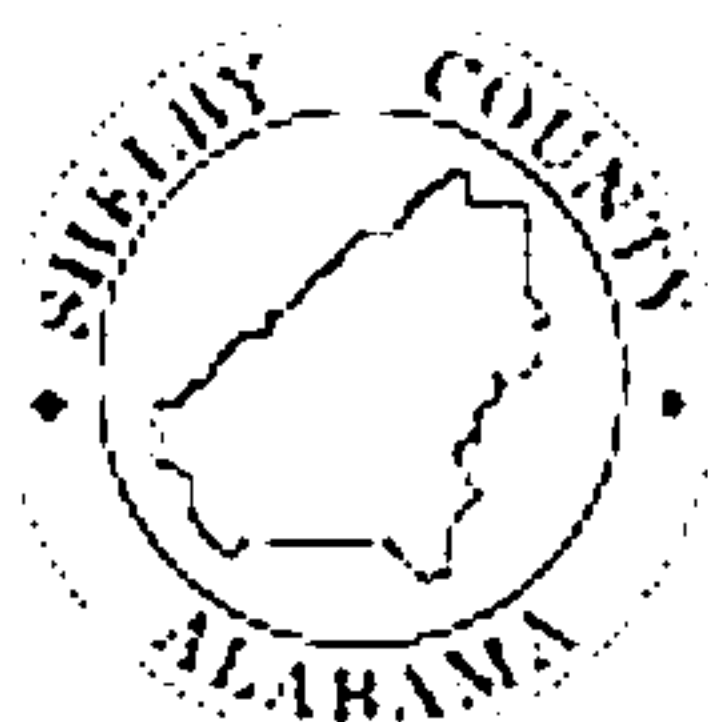
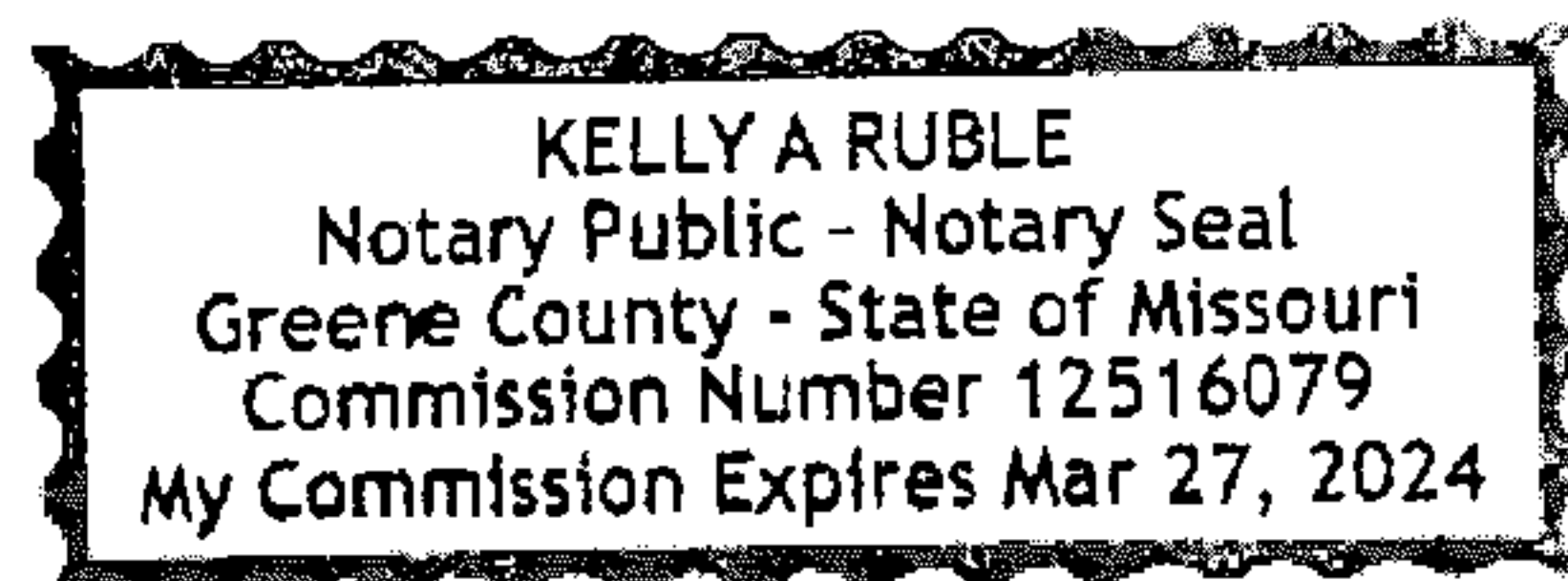
STATE OF ~~ALABAMA~~ ^{for} Missouri
COUNTY OF ~~JEFFERSON~~ ^{for} Greene

I, the undersigned Notary Public in and for said County and State, hereby certify that Thomas Leroy Mayfield and Maureen Mayfield whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ^{17th} day of October, 2023.


Notary Public

My Commission Expires: ^{for} March 27, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/26/2023 08:21:17 AM
\$228.50 JOANN
20231026000315480

