

This instrument was prepared by:  
Felton W. Smith  
Balch & Bingham LLP  
P. O. Box 306  
Birmingham, Alabama 35201

SEND TAX NOTICE TO:  
Alabama Power Company  
P. O. Box 2641  
Birmingham, Alabama 35291  
Attention: Ad Valorem Taxes

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **Scott Mayfield**, a single man (the "Grantor"), the receipt whereof is hereby acknowledged, Grantor grants, bargains, sells and conveys, unto **Alabama Power Company**, an Alabama corporation ("Grantee"), subject to the matters set forth on **Exhibit B** hereto, all of his right, title, and interest in and to the real property described on **Exhibit A** hereto, together with all improvements, fixtures, rights, privileges, easements and other appurtenances, to the extent thereon or relating thereto (the "Property").

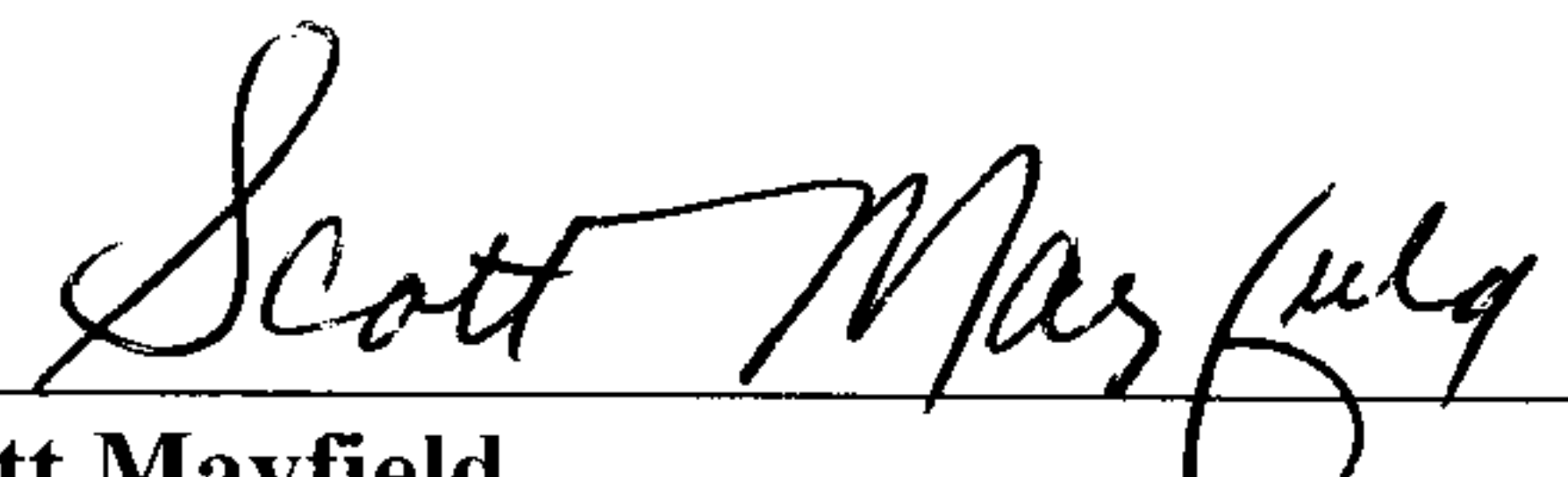
**TO HAVE AND TO HOLD** to the Grantee, its successors and assigns forever.

Grantor warrants that no part of the Property constitutes the homestead of any person.


Grantor covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that subject to the matters set forth on Exhibit B, Grantor warrants the title to the property and will defend it against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.

**IN WITNESS WHEREOF**, Grantor has hereunto caused this instrument to be executed effective as of the 6<sup>th</sup> day of June, 2014.

**GRANTOR:**

  
\_\_\_\_\_  
Scott Mayfield

Shelby County, AL 06/09/2014  
State of Alabama  
Deed Tax: \$137.00

  
20140609000172830 1/5 \$163.00  
Shelby Cnty Judge of Probate, AL  
06/09/2014 12:07:15 PM FILED/CERT

STATE OF Texas )

COUNTY OF Dallas )

I, Andres A Acuna, a Notary Public in and for said county in said state, hereby certify that **Scott Mayfield**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily.

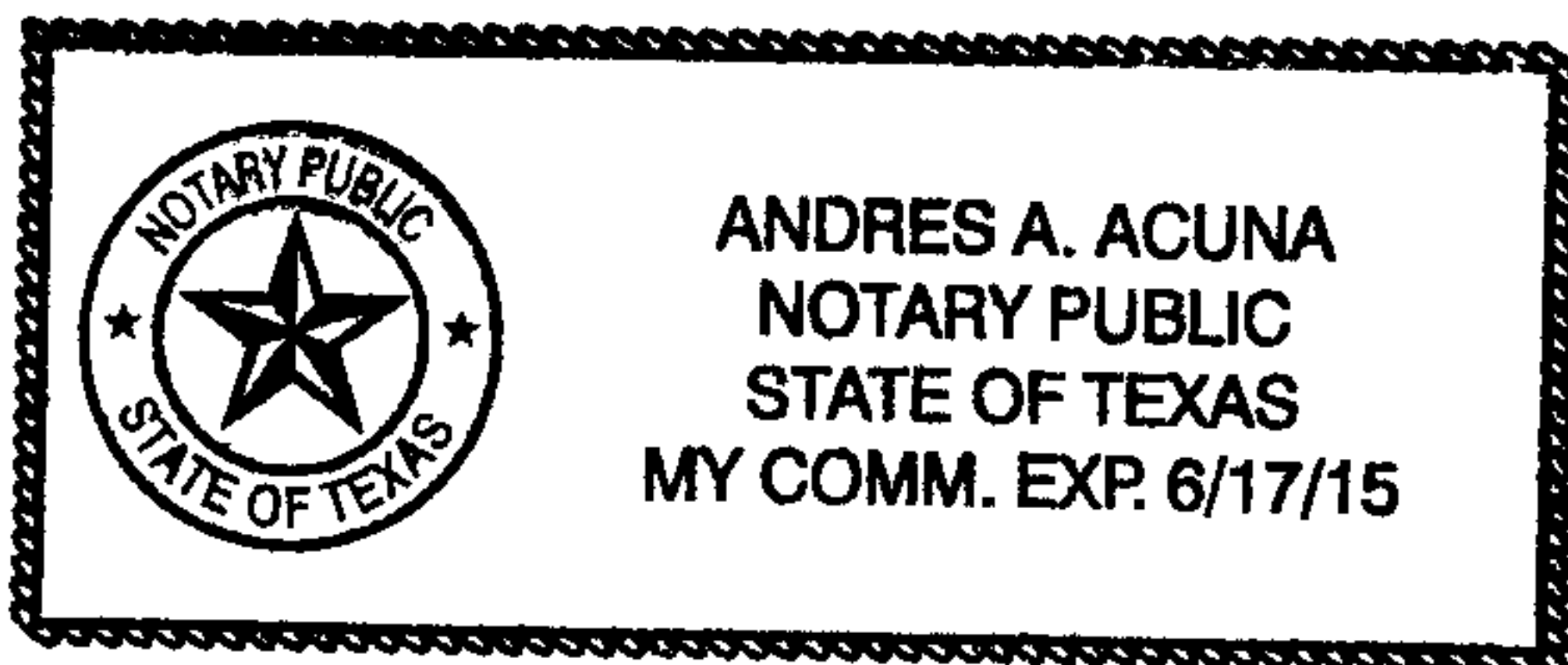
Given under my hand this 23rd day of May, 2014.



Notary Public

[NOTARIAL SEAL]

My commission expires: 6-17-15



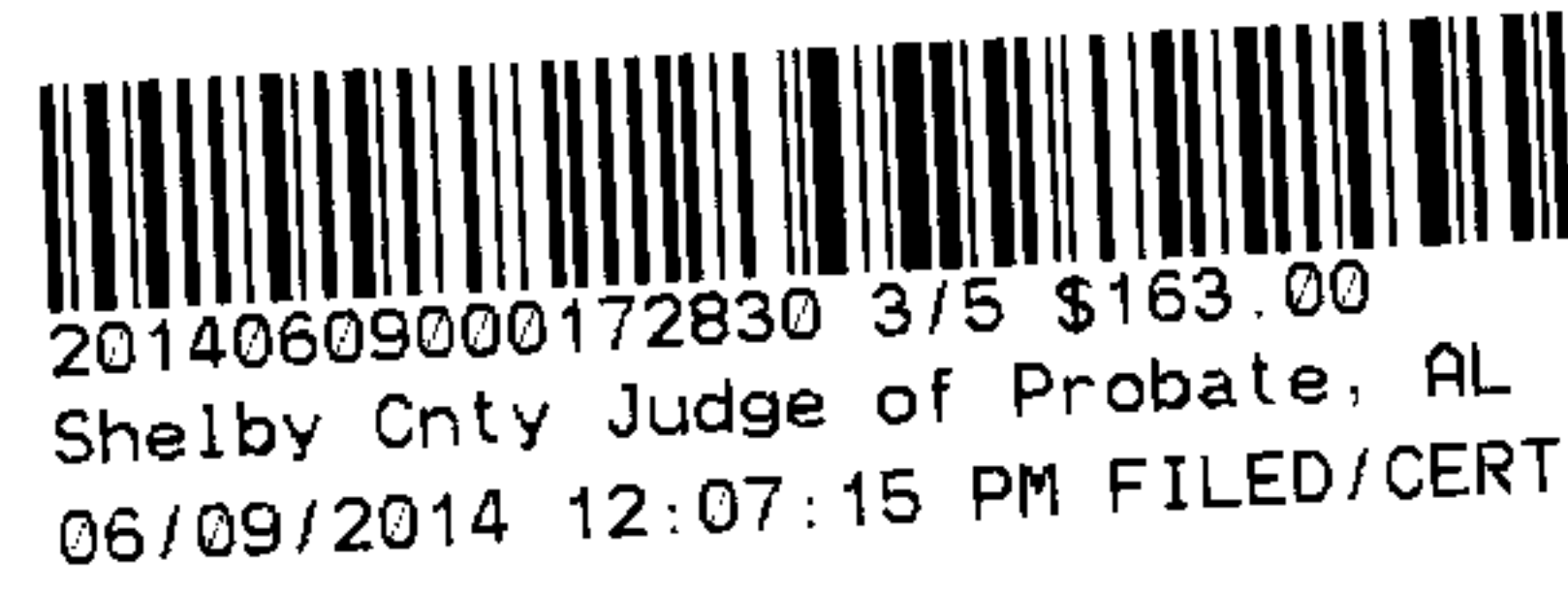
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Shelby Cnty Judge of Probate, AL  
06/09/2014 12:07:15 PM FILED/CERT

## **EXHIBIT A**

### **Description of Real Property**

The following described property situated in Shelby County, Alabama:


The SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 30, Township 20, Range 2 East, Shelby County, Alabama.



## **EXHIBIT B**

### **Permitted Exceptions**

1. The lien for real property taxes for the years 2014 and subsequent years, not yet due and payable.
2. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 259, Page 378; Deed Volume 259, Page 381; Deed Volume 259, Page 382 and Deed Volume 276, Page 251 in the Probate Office of Shelby County, Alabama.

  
20140609000172830 4/5 \$163.00  
Shelby Cnty Judge of Probate, AL  
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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 Scott Mayfield  
Mailing Address 1305 Towne Colony Drive  
Irving, TX 75061

Grantee's Name Alabama Power Company  
Mailing Address 600 North 18th Street  
Birmingham, AL 35203

Property Address SW 1/4 of SE 1/4, Section 30,  
Township 20, Range 2 East,  
Shelby County, Alabama

Date of Sale June 6, 2014  
Total Purchase Price \$ 136,666.67

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

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 \_\_\_\_\_

Print Scott Mayfield

Unattested \_\_\_\_\_

Sign Scott Mayfield

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20140609000172830 5/5 \$163.00  
Shelby Cnty Judge of Probate, AL  
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