


Value \$1,118,270

112.00
13.00
9.00
\$1,142.50

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
R. F. (Ben) Stewart, III
Shimoda, Stewart & Storey, PC
1800 Providence Park Drive, Suite 250
Birmingham, Alabama 35242

Send Tax Notice To:
Shirley M. Mayfield, Trustee
941 Overland Road
Montevallo, AL 35115


20181213000435970 1/4 \$1142.50
Shelby Cnty Judge of Probate, AL
12/13/2018 12:39:03 PM FILED/CERT

Shelby County, AL 12/13/2018
State of Alabama
Deed Tax: \$1118.50

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

SHIRLIE M. MAYFIELD, an unmarried woman

(herein referred to as "Grantor"), grant, bargain, sell and convey unto

SHIRLIE M. MAYFIELD, TRUSTEE, OR HER SUCCESSORS IN INTEREST, OF THE SHIRLIE M. MAYFIELD LIVING TRUST DATED NOVEMBER 14, 2018, AND ANY AMENDMENTS THERETO,

(herein referred to as "Grantee"), all their interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached as "Exhibit A".

Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

NOTE: Shirley M. Mayfield was predeceased by her spouse, Milton R. Mayfield.

NOTE: This property constitutes the homestead property of Shirley M. Mayfield.

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

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money

to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14th day of November, 2018.

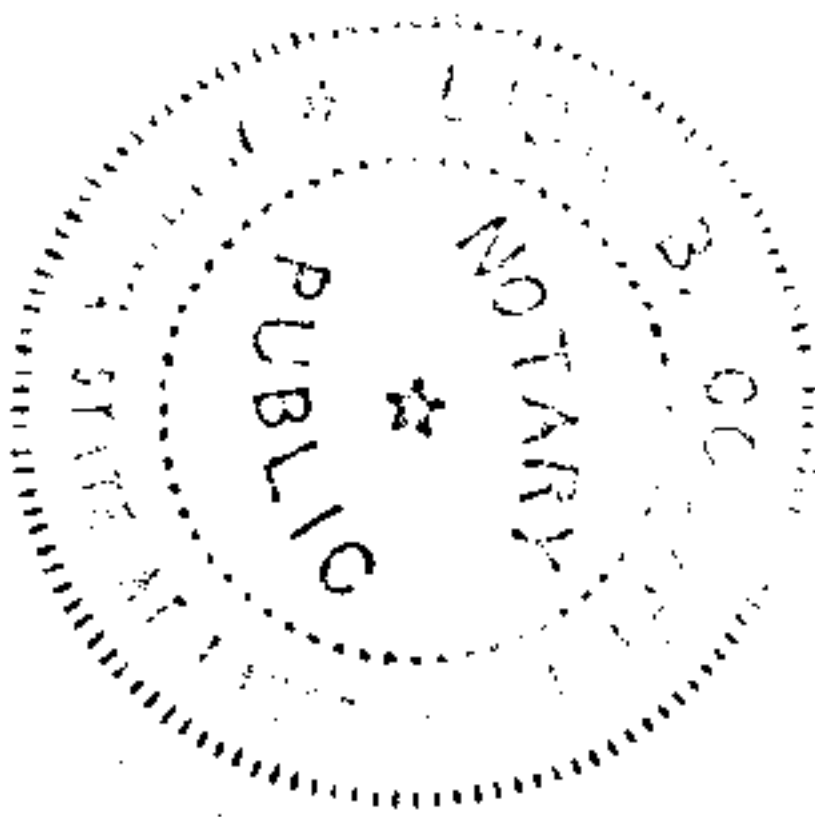
Shirley M Mayfield
SHIRLIE M. MAYFIELD Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

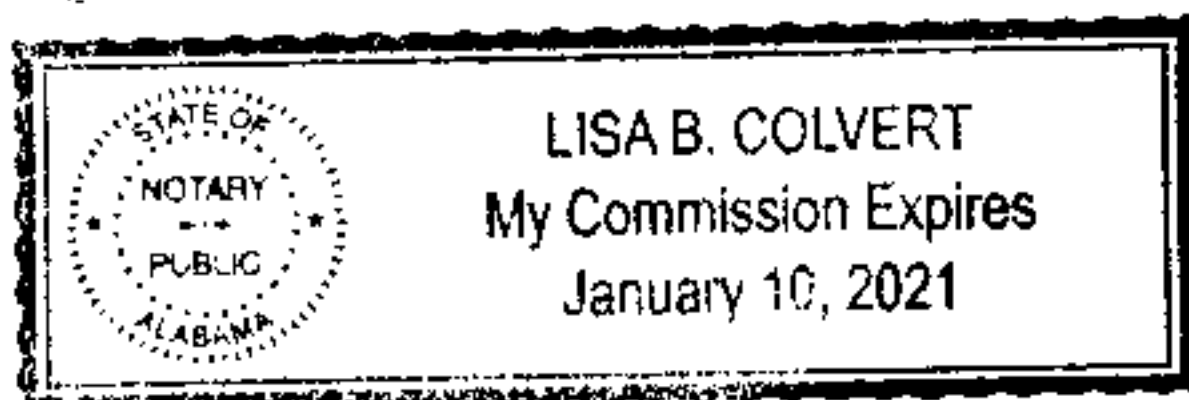
GENERAL ACKNOWLEDGEMENT:

I, Reuben Frank Stewart III, a Notary Public in and for said County, in said State, hereby certify that **Shirley M. Mayfield**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 14th day of November, 2018.




Lisa B. Colvert
Notary Public
My Commission Expires: 1-10-2021



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"EXHIBIT A"


20181213000435970 3/4 \$1142.50
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A parcel of land situated in Section 22, Township 22 South, Range 3 West described as follows: Commence at the NE corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 22 and go South 0 deg. 55 min. East along the East Boundary of said $\frac{1}{4}$ $\frac{1}{4}$ section for 367.00 feet to the point of beginning; thence South 46 deg. 12 min. West for 1693.40 feet to the North-Easterly Boundary of Overland Road; thence North 32 deg. 09 $\frac{1}{2}$ min. West along this boundary for 45.96 feet; thence continue North 31 deg. 14 $\frac{1}{2}$ min. West along this boundary 436.38 feet; thence North 43 deg. 18 min. East for 436.70 feet; thence North 46 deg. 06 $\frac{1}{2}$ min. West for 491.04 feet; thence South 33 deg. 36 min. West for 336.64 feet to a point on a curve on the North-Easterly Boundary of Overland Road, said curve having a radius of 508.33 feet and subtended by a chord bearing North 54 deg. 43 min. West for 223.36 feet; thence along this curve for 225.08 feet; thence North 16 deg. 48 min. East for 149.28 feet; thence North 45 deg. 46 min. West for 37.97 feet to the center line of Shoal Creek; thence along this center line as follows North 68 deg 44 min. East for 227.23 feet; thence North 77 deg. 53 min. East for 158.32 feet; thence North 75 deg. 00 min. East for 93.50 feet; thence North 78 deg. 05 min. East for 63.55 feet; thence North 57 deg. 5 $\frac{1}{2}$ min. East for 105.48 feet; thence North 22 deg. 16 min. East for 273.13 feet; thence North 15 deg. 52 $\frac{1}{2}$ min. East for 235.26 feet; thence North 2 deg. 15 min. East for 64.10 feet to the point of intersection of the center line of Shoal and Spring Creeks; thence along the center line of Spring Creek as follows, go South 89 deg. 02 min. East for 116.63 feet; thence South 46 deg. 55 min. East for 188.92 feet; thence South 77 deg. 07 min. East for 313.84 feet; thence South 86 deg. 42 min. East for 374.01 feet; thence North 75 deg. 27 min. East for 192.62 feet; thence North 66 deg. 14 min. East for 139.57 feet thence North 89 deg. 56 min. East for 121.59 feet; thence South 60 deg. 02 min. East for 183.36 feet; thence South 85 deg. 08 min. East for 145.87 feet; thence South 57 deg. 31 min. East for 243.81 feet to the point of intersection of the center line of Spring and Dry Creeks; thence along the center line of Dry Creek as follows; go South 13 deg. 22 min. East for 198.90 feet, thence South 42 deg. 06 min. West for 256.32 feet; thence North 84 deg. 15 $\frac{1}{2}$ min. West for 30.00 feet to a point on the West Bank of Dry Creek; thence continue North 84 deg. 15 $\frac{1}{2}$ min. West for 623.77 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to a fifteen foot easement and reservations pertaining thereto as set out in Deed Book 345 page 116, said easement is described as follows:

Commence at the NE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22 and go South 0 deg. 55 min. East along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 367.00 feet; thence South 46 deg. 12 min. West for 1693.40 feet to the Northeasterly boundary of Overland Road; thence North 32 deg. 09 $\frac{1}{2}$ min. West along this boundary for 45.96 feet; thence continue along this boundary North 31 deg. 14 $\frac{1}{2}$ min. West for 436.38 feet; thence North 43 deg. 18 min. East for 436.70 feet; thence North 46 deg. 06 $\frac{1}{2}$ min. West for 291.00 feet to the point of beginning; thence North 36 deg. 19 min. East for 128.00 feet to a point hereafter known as Point "A"; from Point "A" go North 38 deg. 41 min. West to the center line of Shoal Creek; also from Point "A" go North 36 deg. 19 min. East for 530.00 feet; thence North 6 deg. 00 min. East to the center line of Spring Creek (approx.. 360 feet); being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Shirley M. Mayfield
Mailing Address 941 Overland Road
Montevallo, AL 35115

Grantee's Name Shirley M. Mayfield, Trustee
Mailing Address 941 Overland Road
Montevallo, AL 35115

Property Address 941 Overland Road
Montevallo, AL 35115

Date of Sale November 14, 2018
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 1,118,270.00

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 Shelby County Tax Assessor Office
☐ 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 11/14/18

Print BEN STEWART

☐ Unattested

Sign [Signature]

verified by)

Grantor/Grantee/Owner/Agent circle one



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Form RT-1