



20230112000010330 1/4 \$60.00
Shelby Cnty Judge of Probate, AL
01/12/2023 10:43:12 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Stephen H Jones
Attorney At Law
1714 4th Avenue North
Bessemer, AL 35020

SEND TAX NOTICE TO:

Erik Franklin Mayhew
11817 Forge Circle
McCalla, AL 35111

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Thousand Dollars (\$28,665.00 – paid to Margie Mayhew) and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **ERIK FRANKLIN MAYHEW**, and **MARGIE MAYHEW**, (hereinafter referred to as grantors) do grant, bargain, sell and convey unto **JUSTIN SEALE** (hereinafter referred to as grantee), which is the following described real estate situated in **SHELBY** County, Alabama, to-wit:

COMMENCE AT THE SOUTHWEST CORNER OR THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, THENCE RUN NORTHERLY ALONG THE WEST LINE OF SAID QUARTER-QUARTER 330.0 FEET TO A POINT, THENCE 90 DEGREES 11' RIGHT AND RUN EASTERLY A DISTANCE OF 517.23 FEET TO THE POINT OF BEGINNING OF PARCEL NUMBER FIVE, THENCE CONTINUE ALONG LAST DESCRIBED COURSE 140.98 FEET TO A POINT, THENCE 90 DEGREES 11' LEFT AND RUN NORTHERLY 515.94 FEET TO A POINT, THENCE 89 DEGREES 20' LEFT AND RUN NORTHERLY 277.16 FEET TO A POINT, THENCE 90 DEGREES LEFT AND RUN SOUTHERLY 119.07 FEET TO A POINT, THENCE 98 DEGREES OF LEFT AND RUN EAST-NORTHEASTERLY ALONG THE SOUTH BANK OF A WET WEATHER BRANCH 66.90 FEET TO A POINT, THENCE 63 DEGREES 0' RIGHT AND RUN SOUTHEASTERLY ALONG THE WEST BANK OF SAID BRANCH 50.0 FEET TO A POINT, THENCE 14 DEGREES 0' LEFT AND CONTINUE SOUTHEASTERLY ALONG WEST BANK OF SAID BRANCH 50.0 FEET TO A POINT, THENCE 14 DEGREES 31' RIGHT AND RUN SOUTHEASTERLY 35.0 FEET TO A POINT, THENCE 10 DEGREES 0' RIGHT AND RUN SOUTHEASTERLY. 43.0 FEET TO A POINT ON SAME WEST BANK OF SAME BRANCH, THENCE 5 DEGREES 0' LEFT AND RUN SOUTHEASTERLY ALONG SAID WEST BANK OF SAID BRANCH 30.0 FEET TO A POINT, THENCE 25 DEGREES 0' RIGHT AND CONTINUE ALONG

Shelby County, AL 01/12/2023
State of Alabama
Deed Tax: \$29.00



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SAID WEST BANK OF SAID BRANCH 40.0 FEET TO A POINT, THENCE 13 DEGREES 0' RIGHT AND CONTINUE ALONG WEST BANK OF SAID BRANCH IN A SOUTHERLY DIRECTION 60.0 FEET TO A POINT, THENCE 16 DEGREES 0' RIGHT AND CONTINUE SOUTHERLY ALONG SAID WEST BANK OF SAID BRANCH 60.0 FEET TO A POINT, THENCE 9. DEGREES 0' RIGHT AND CONTINUE SOUTHERLY ALONG SAID WEST BANK OF SAID BRANCH 30.0 FEET TO A POINT, THENCE 23 DEGREES 30' LEFT AND CONTINUE SOUTHERLY ALONG SAID WEST BANK OF SAID BRANCH 35.0 FEET TO A POINT, THENCE 23 DEGREES 0' LEFT AND RUN SOUTHERLY ALONG SAID WEST BANK OF SAID BRANCH 27.75 FEET TO THE POINT OF BEGINNING, CONTAINING 2.01 ACRES AND MARKED ON THE CORNERS WITH IRON PINS AS SHOWN ON THE PLAT.

AND

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 14 OF THE SE 14 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE RUN NORTHERLY ALONG THE WEST LINE OF SAID 1/4 - 1/4, 330.0 FEET TO A POINT; THENCE 90° 11" RIGHT AND RUN EASTERLY A DISTANCE OF 658.21 FEET TO A POINT; THENCE 90° 11" LEFT AND RUN NORTHERLY FOR A DISTANCE OF 516 FEET TO THE POINT OF BEGINNING; THENCE 89° 49" LEFT AND RUN WESTERLY A DISTANCE OF 275.50 FEET TO A POINT; THENCE RUN NORTHERLY 141.72 FEET TO THE NE CORNER OF PROPERTY DESCRIBED IN INST. NO. 1996-12351; THENCE RUN EASTERLY 275.50 FEET; THENCE RUN SOUTHERLY 144 FEET TO THE POINT OF BEGINNING.

Subject to:

1. Ad valorem taxes for the current year, 2023 and subsequent tax years.
2. Mineral and mining rights and other rights, privileges and immunities relating thereto, if any.
3. Easements, rights of way and other reservations and restrictions of record, if any.

TO HAVE AND TO HOLD unto the said GRANTEE, his/ her heirs, and assigns, forever.

This deed was prepared without the benefit of a title policy or title examination and the preparer herein makes no representation as to the condition of title. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his/ her heirs and assigns, that I lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I



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will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his/ her heirs and assigns forever, against the lawful claims of all persons.

Erik Franklin Mayhew

ERIK FRANKLIN MAYHEW

STATE OF ALABAMA)

Jefferson COUNTY)

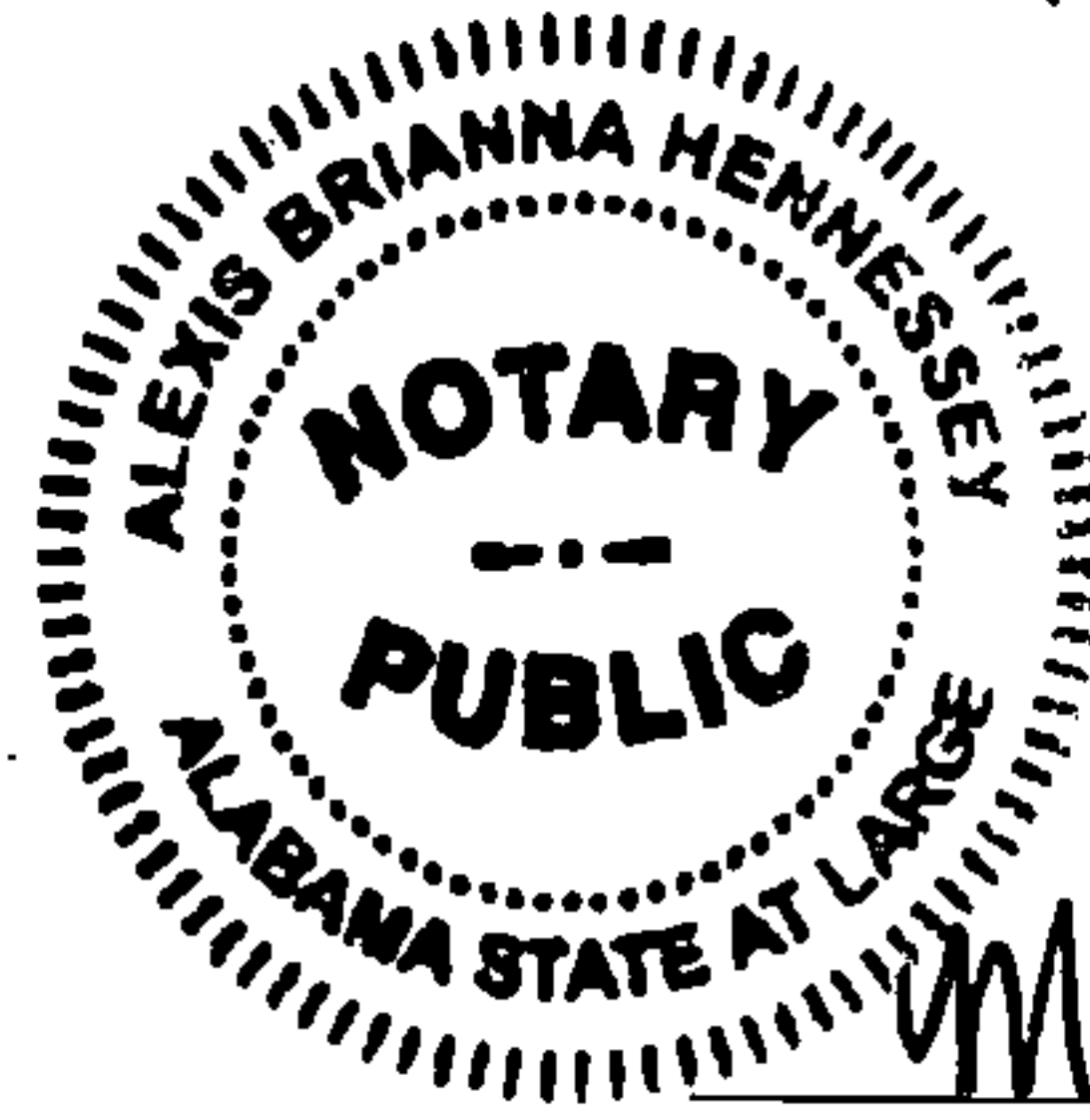
I, Alexis Brianna Hennessey, Notary Public for the State of Alabama, do hereby certify that, **ERIK FRANKLIN MAYHEW** whose name is signed to the foregoing instrument and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 9th day of January 2023.

Alexis Brianna Hennessey

Notary Public

My commission expires:



My Commission Expires
November 8, 2025

Margie Mayhew
MARGIE MAYHEW

STATE OF ALABAMA)

Jefferson COUNTY)

I, Alexis Brianna Hennessey, Notary Public for the State of Alabama, do hereby certify that, **MARGIE MAYHEW** whose name is signed to the foregoing instrument and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

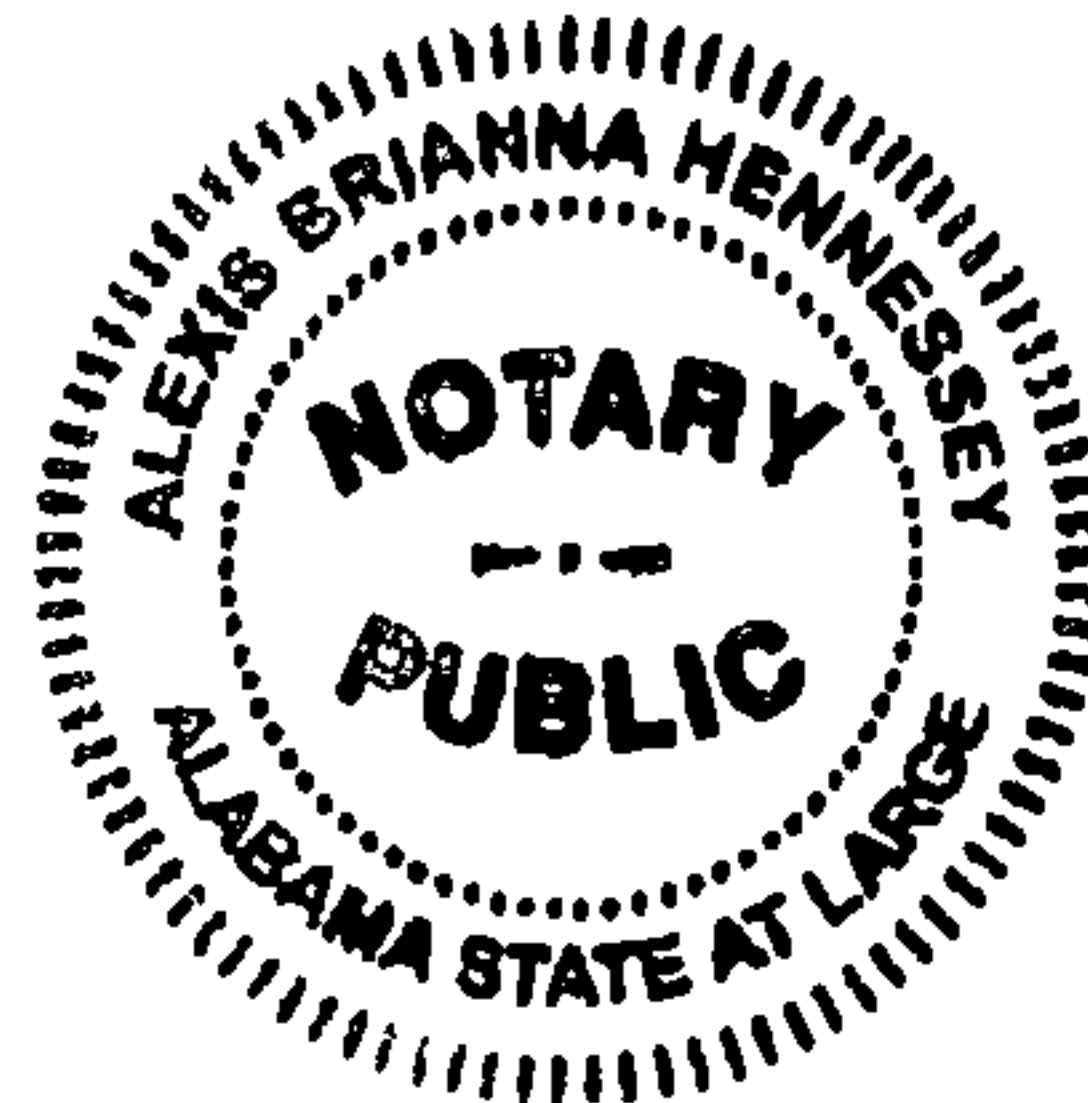
Given under my hand and office seal this the 9th day of January 2023.

Alexis Brianna Hennessey

Notary Public

My commission expires:

My Commission Expires
November 8, 2025



[Faint handwritten notes]

Real Estate Sales Validation Form

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

Grantor's Name Erik Mayhew/Margie Mayhew
Mailing Address 11817 Forge Circle
McCalla, AL 35111

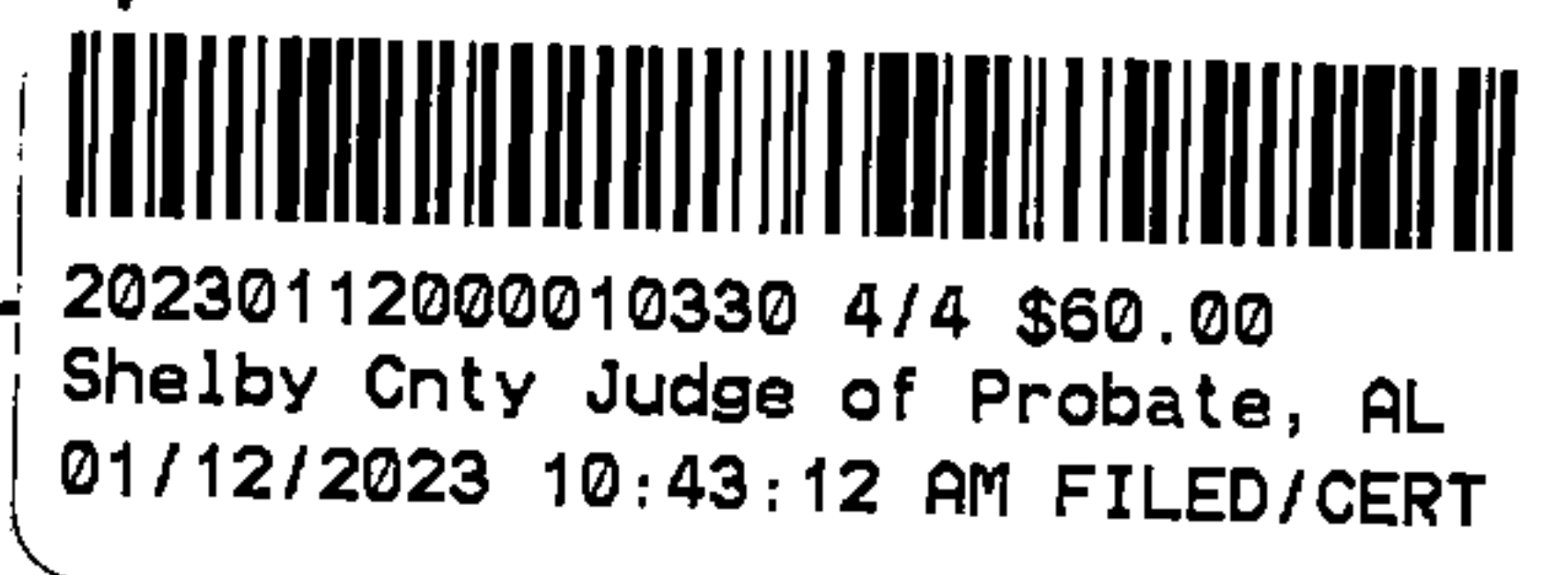
Grantee's Name Justin Seale
Mailing Address 526 Keeton Farm
Rd, Nauvoo, AL
35578

Property Address 194 Salser Ln.
Birmingham, AL
35242

Date of Sale 1/9/23
Total Purchase Price \$ 28,665
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
[X] 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
Unattested (verified by)
Print Justin Seale
Sign (Grantor/Grantee/Owner/Agent) circle one