



20230628000192480 1/4 \$292.50
Shelby Cnty Judge of Probate, AL
06/28/2023 01:05:15 PM FILED/CERT

THIS INSTRUMENT PREPARED BY,
and please return after recording to:
Joseph W. Spransy
2320 Arlington Avenue S.
Birmingham, AL 35205

SEND TAX NOTICE TO:
William E. Mayfield
1024 Stonecreek Drive
Helena, AL 35080

THIS INSTRUMENT HAS BEEN PREPARED STRICTLY IN ACCORDANCE WITH INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF PREPARER BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED - Joint Tenancy with Right of Survivorship

NO TITLE EXAMINATION BY PREPARER – DESCRIPTION FURNISHED BY SURVEYOR

State of Alabama)
Shelby County)

Know all Men by These Presents, that in consideration of One Hundred and No/100 Dollars (\$100.00) and other valuable consideration to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **William E. Mayfield**, a married man (herein referred to as “grantor”), do grant, bargain, sell and convey unto **William E. Mayfield and Shanna Lynn Beasley** (a/k/a Shanna Lynn Mayfield), husband and wife, (herein collectively referred to as “Grantees”) as joint tenants, with right of survivorship, all of the following described real estate situated in Shelby County, Alabama to-wit:

LOT 1615 ACCOIRDING TO THE SURVEY OF OLD CAHABA IV SECOND ADDITON PHASE ONE RECORDED IN MAP BOOK 33 AT PAGE 110 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Property Address: 1024 Stonecreek Drive, Helena, AL 35080

William E. Mayfield is the surviving grantee of the deed recorded in Shelby County Probate Court as Instrument No. 20050510000222850 , the other grantee, Lee Vann Mayfield, having died on December 22, 2020.

SUBJECT TO:

This conveyance is made subject to the following:

1. Matters shown on Recorded Map Book 33, Page 110.
2. Restrictions appearing of record in Inst. No. 20040714000383340.
3. Any adverse title as to minerals, oil or mining rights, mortgages, liens, encumbrances, restrictions, easements or rights of way, covenants running with the land, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies

Shelby County, AL 06/28/2023
State of Alabama
Deed Tax: \$260.50

Wm

in quantity of land, encroachments, discrepancies as to boundary lines, overlaps, or other matters or defects which would be disclosed by a true and accurate survey of the property conveyed herein.

4. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

TO HAVE AND TO HOLD to the said GRANTEES, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of June, 2023.

GRANTOR

William E. Mayfield

William E. Mayfield (SEAL)

Shanna Lynn Beasley a/k/a Shanna Lynn Mayfield

Shanna Lynn Beasley (SEAL)

ACKNOWLEDGEMENTS

STATE OF ALABAMA)

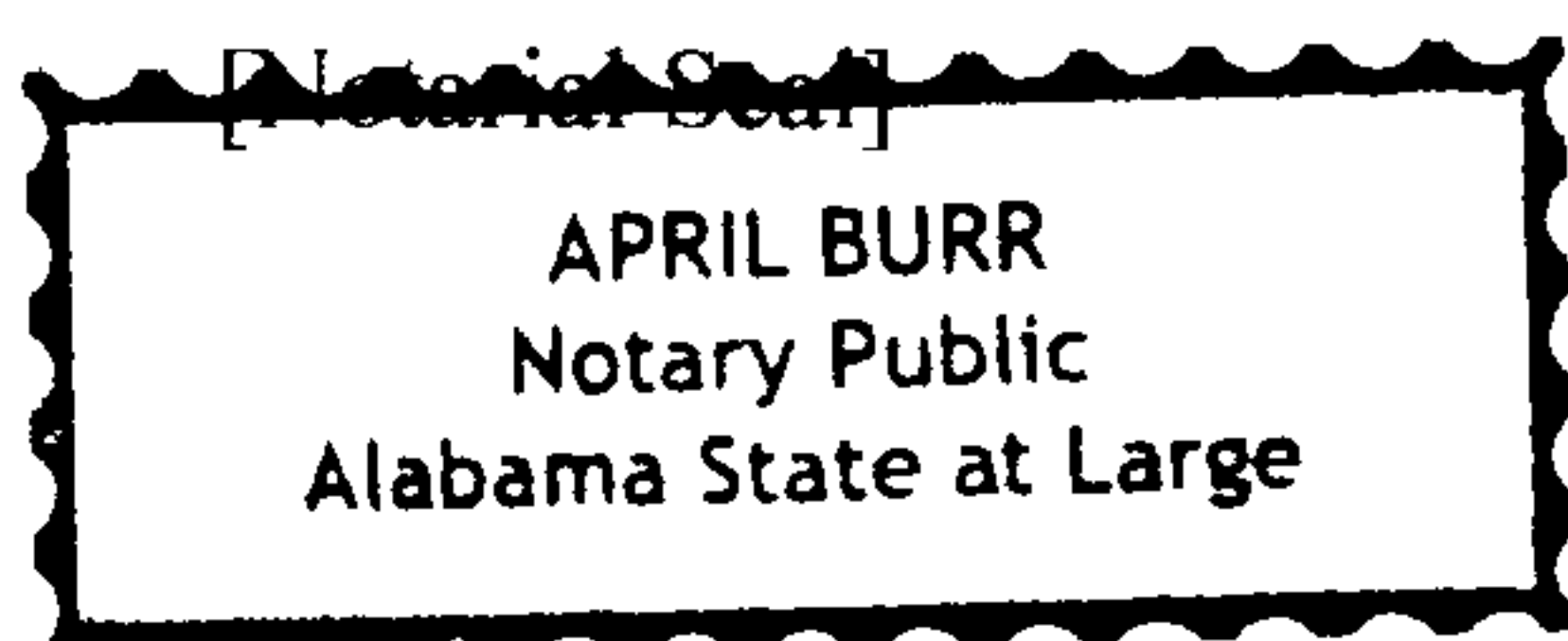
COUNTY OF Jefferson)



20230628000192480 2/4 \$292.50
Shelby Cnty Judge of Probate, AL
06/28/2023 01:05:15 PM FILED/CERT


I, the undersigned, a Notary Public in and for said county and state, hereby certify that **William E. 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, he executed the same voluntarily and knowingly on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 23rd day of June, 2023.



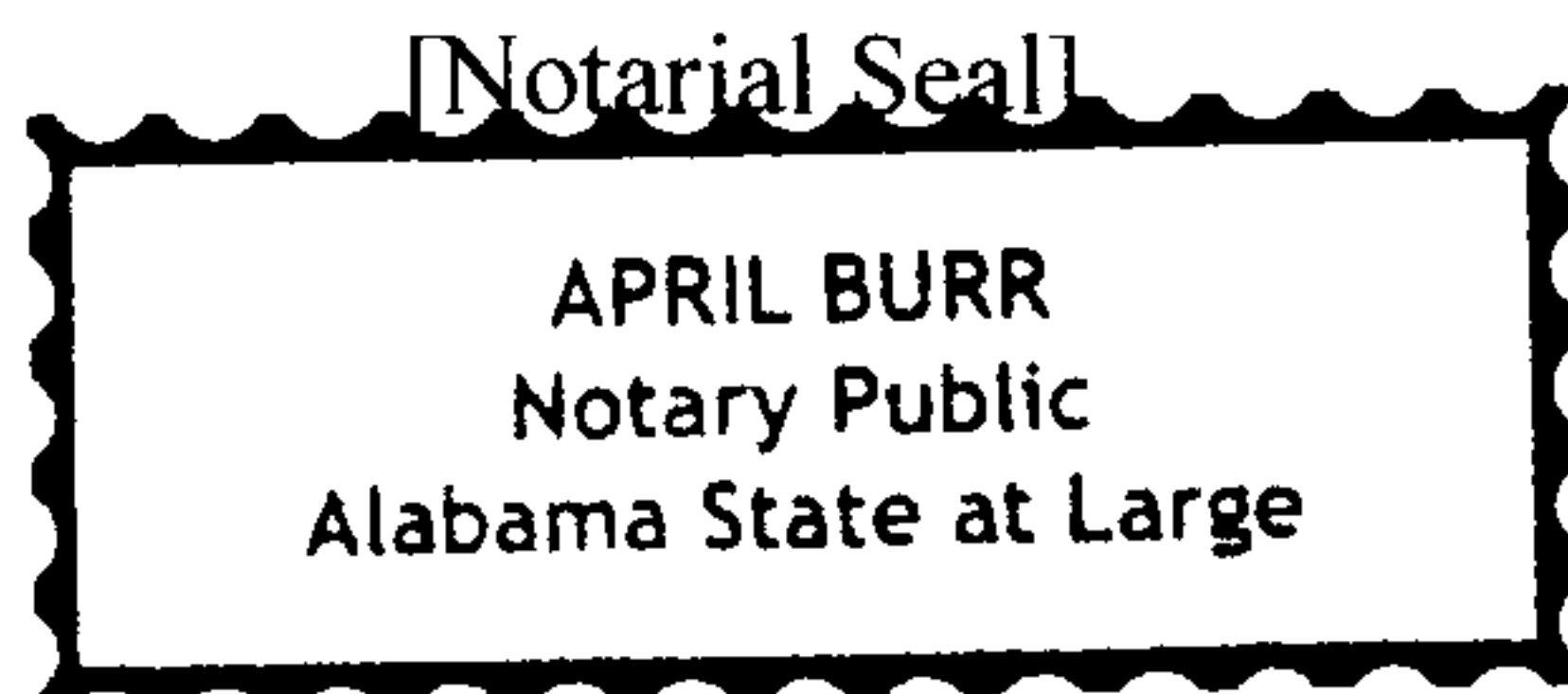
April Burr
Notary Public
My Commission Expires: 11/14/23

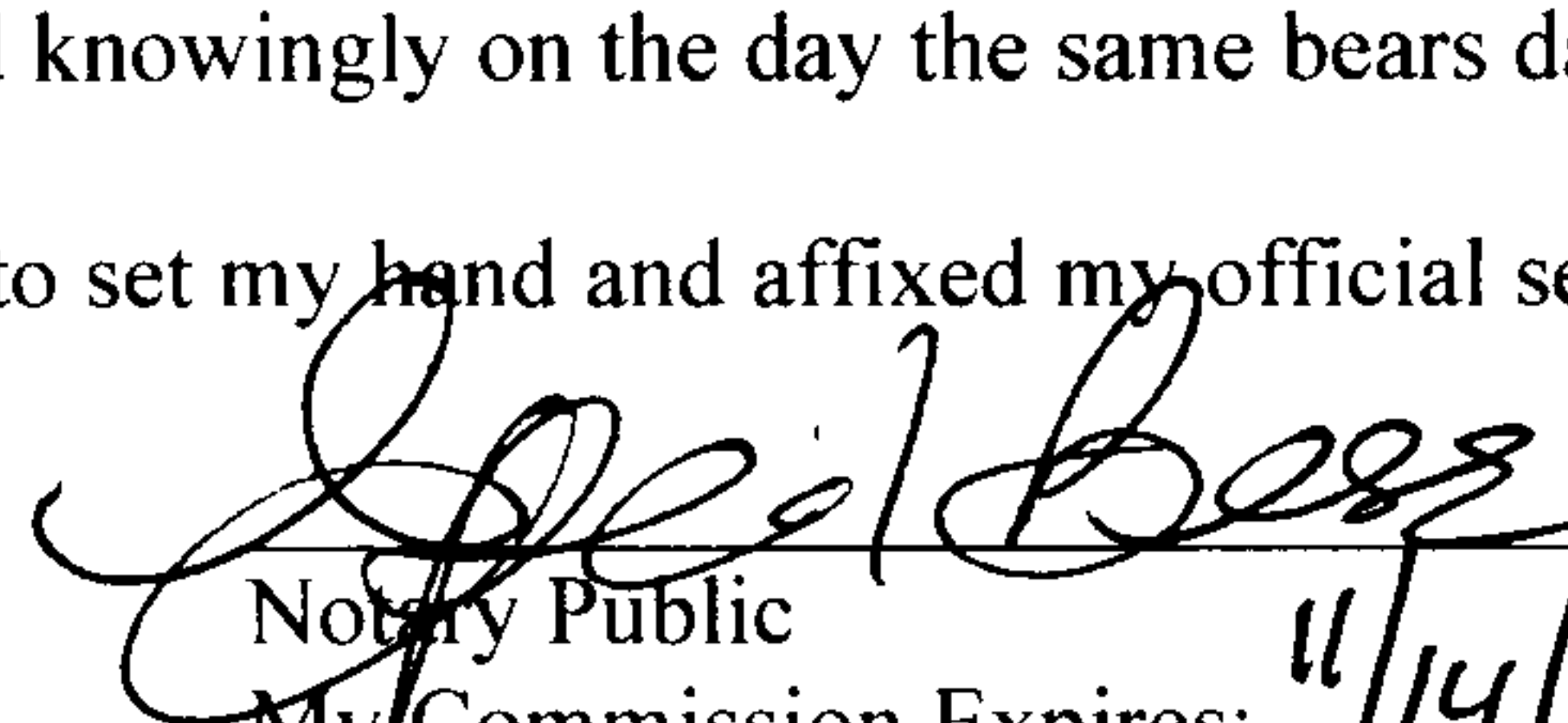
STATE OF ALABAMA)
COUNTY OF Jefferson)


20230628000192480 3/4 \$292.50
Shelby Cnty Judge of Probate, AL
06/28/2023 01:05:15 PM FILED/CERT

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **Shanna Lynn Beasley a/k/a Shanna Lynn 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, she executed the same voluntarily and knowingly on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 23rd day of June, 2023.




Notary Public
My Commission Expires: 11/14/23

Real Estate Sales Validation Form

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

| | | | |
|-------------------|---|-------------------------|---|
| Grantor's Name | William E. Mayfield | Grantee's Name | William E. Mayfield |
| Mailing Address: | 1024 Stonecreek Drive Helena, AL 35080 | Mailing Address | 1024 Stonecreek Drive Helena, AL 35080 |
| Property Address: | 1024 Stonecreek Drive Helena, AL 35080 | Date of Sale | June 23, 2023 |
| | | Total Purchase Price | |
| | | or | |
| | | Actual Value | \$ |
| | | or | |
| | | Assessor's Market Value | \$ 260,500.00 |

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's website
☐ 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 June 23, 2023

Print: William E. Mayfield

☐ Unattested
(verified by)

Sign: William E. Mayfield
Grantor/Grantee/Owner/Agent (circle one)