

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Maureen M. Mayfield**  
**6614 North Farmer Branch Rd.**  
**Unit 2**  
**Ozark, MO 65721**

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY TWO HUNDRED EIGHTY DOLLARS AND ZERO CENTS (\$3,280.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Marie M. Lasher, a married woman** (herein referred to as *Grantors*), grant, bargain, sell and convey unto, **Maureen M. Mayfield** (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**See Attached Exhibit A for Legal Description**

**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

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

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 17 day of April, 2024.

  
\_\_\_\_\_  
**Marie M. Lasher**

**STATE OF Georgia )**  
**COUNTY OF Gwinnett )**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Marie M. Lasher**, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of April, 2024.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires

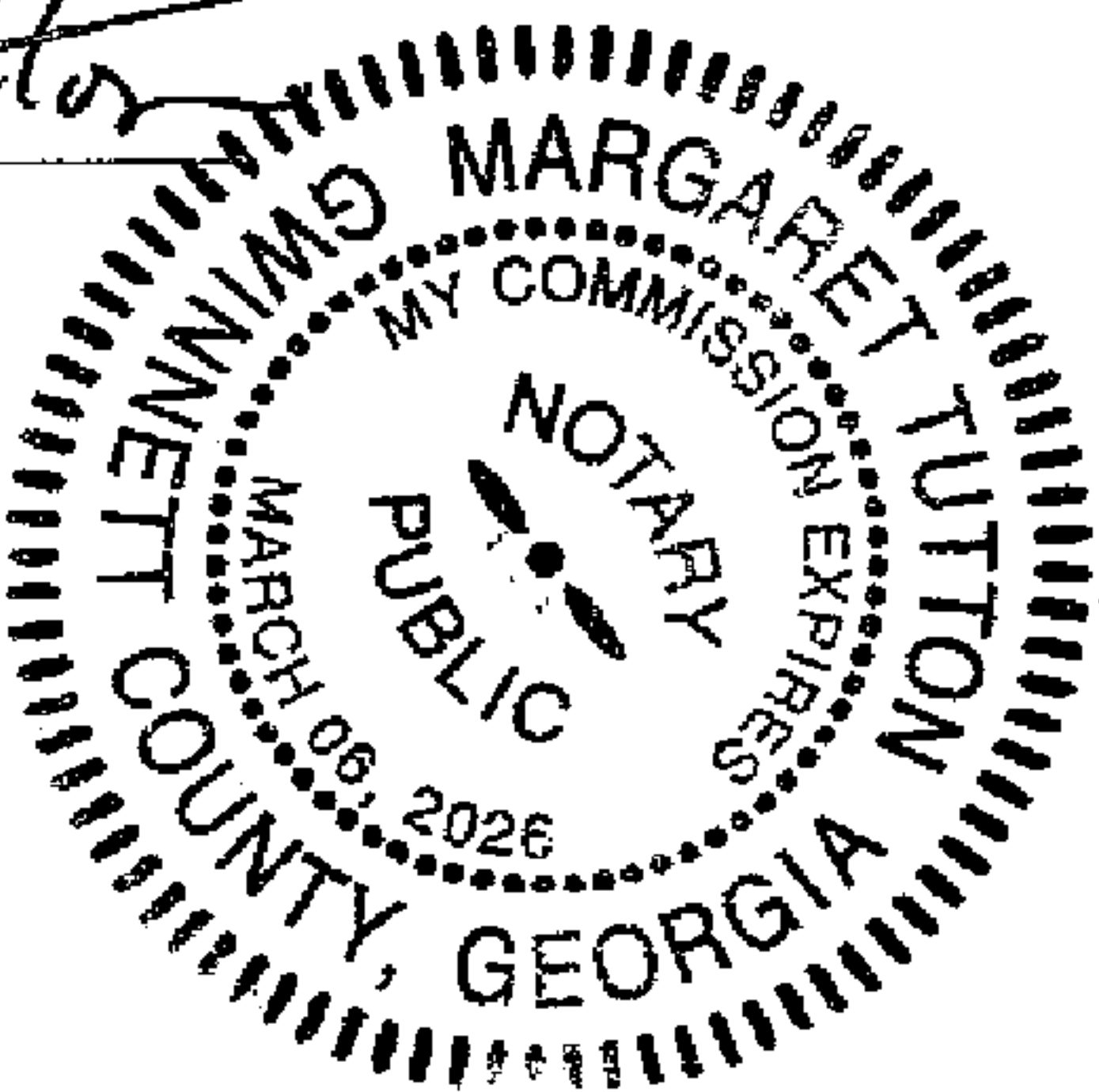


EXHIBIT A – LEGAL DESCRIPTION

Parcel 1

1/3 interest herein and to the described property.

Commence at the SE Corner of Section 33, Township 21 South, Range 1 East, Shelby County, Alabama; thence S86°41'22"W a distance of 210.00' to the POINT OF BEGINNING; thence continue S86°41'22"W a distance of 459.73'; thence N00°09'31"W a distance of 1231.35'; thence N87°05'26"E a distance of 632.84' to the Westerly R.O.W. line of Shelby County Highway 77; thence S00°00'00"E and along said R.O.W. line a distance of 1017.09'; thence S86°41'22"W and leaving said R.O.W. line a distance of 170.21'; thence S00°04'30"E a distance of 210.00' to the POINT OF BEGINNING.

Legal Description from the survey of Rodney Shiflett Surveying Job #23775.

## Real Estate Sales Validation Form

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

Grantor's Name Marie M. Lasher  
 Mailing Address UNKNOWN  
GA

Grantee's Name Maureen M. Mayfield  
 Mailing Address 6614 North Farmer Branch Rd.  
Unit 2  
Deer Park MD 20752

Property Address Average Sec 33  
Township 21 South  
Ranney E

Date of Sale 4-17-24  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 3,280.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other tax Value

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 4-17-24 Print Mike T. Atkins  
☐ Unattested Sign [Signature]  
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/10/2024 01:52:40 PM  
 \$31.50 PAYGE  
 20240610000172110

Alvin S. Bayl