

**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 **TWENTY TWO THOUSAND FIVE HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$22,550.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Rufus Brannon Acton and wife, Sherry M. Acton (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**

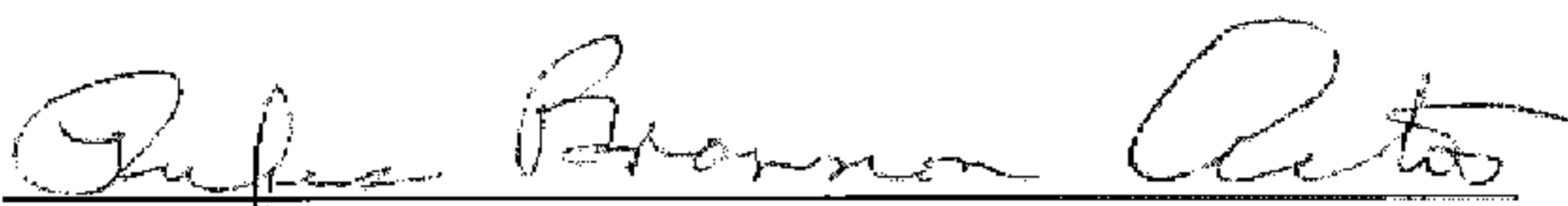
**SUBJECT TO:**

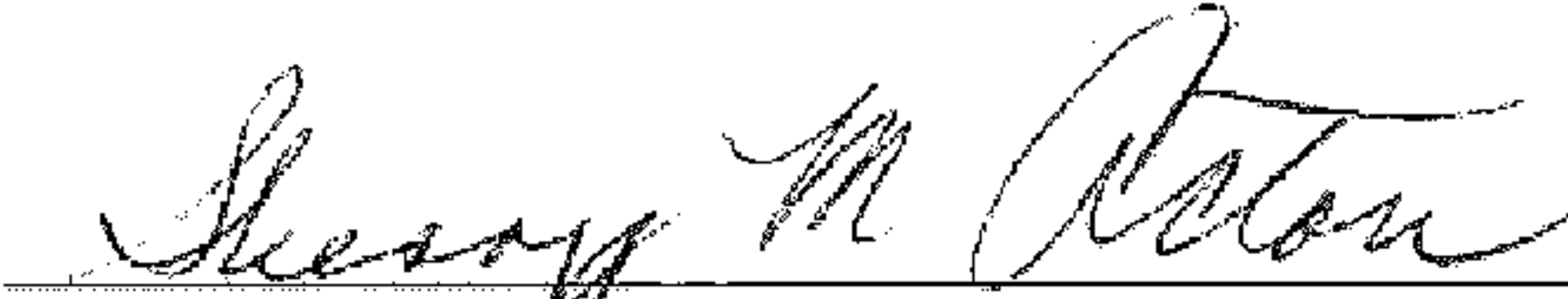
- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

**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 15<sup>th</sup> day of April, 2024.

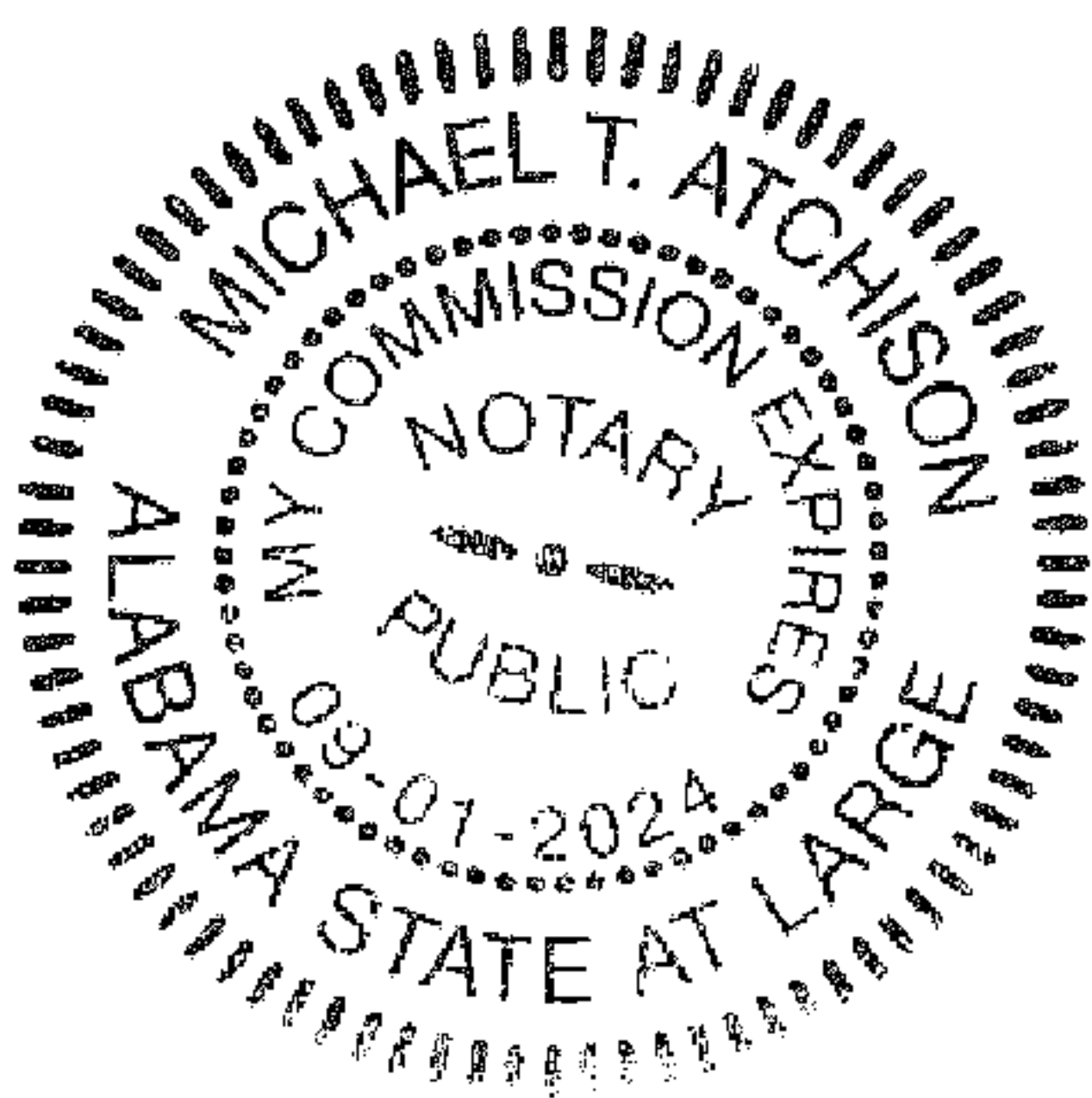
  
**Rufus Brannon Acton**

  
**Sherry M. Acton**

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

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rufus Brannon Acton and Sherry M. Acton**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of April, 2024.



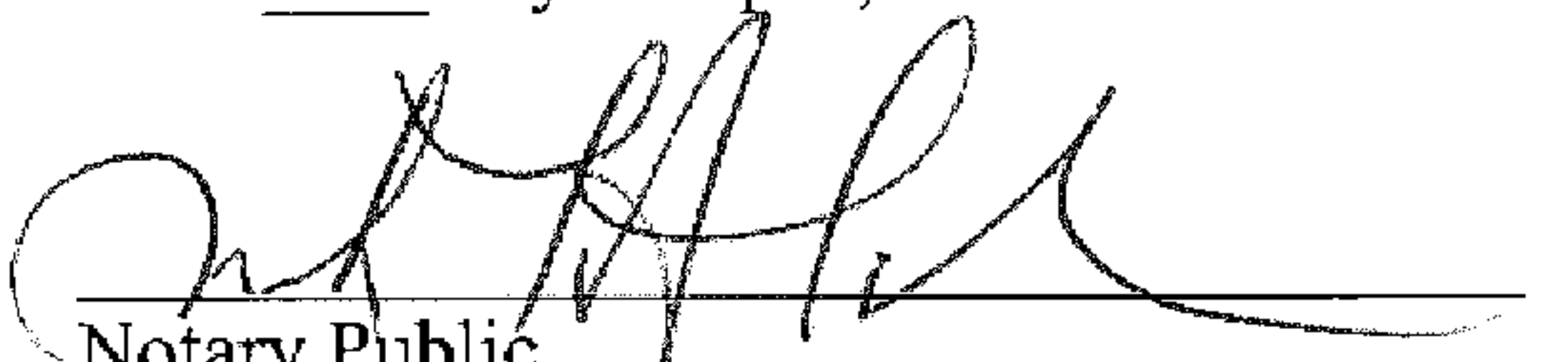
  
Notary Public  
My Commission Expires 9-1-24

EXHIBIT A – LEGAL DESCRIPTIONParcel 1:

A parcel of land lying in the Northwest Quarter of the Southwest Quarter of Section 34, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commencing at a railroad spike found in County Highway 77 being the southwest corner of said Section 34, thence N 05°31'02"E along said County Highway 77 a distance of 1257.89 feet to a point; thence S 83°1'44"E a distance of 39.91 feet to a 5/8" capped rebar set "19753" on the easterly right-of-way line of said County Highway 77 thence N 04 E along said easterly right-of-way a distance of 487.08 feet to a 5/8" capped rebar set "19753" at a fence corner; thence S 83°15'36"E along a fence line a distance of 597.78 feet to a point in the center of Little Beeswax Creek; thence along said centerline creek the following chord bearings and distances: N 79°35'07"E a distance of 117.64 feet; N 88°23'33"E a distance of 145.74 feet; S 35°41'23"E a distance of 79.51 feet; S 32°35'31"E a distance of 100.34 feet; S 59 E a distance of 19.78 feet; S 89°39'46"E a distance of 65.55 feet; N 63°05'37"E a distance of 63.70 feet; N 14°04'27"E a distance of 89.05 feet; N 22°35'44"E a distance of 63.56 feet; N 49°15 E a distance of 91.15 feet; thence leaving said centerline creek S 81°42'50"E a distance of 81.73 feet to a 5/8" capped rebar set "19753"; thence S 04°55'10"W along the East Line of the Northwest Quarter of the Southwest Quarter of said Section 34 a distance of 657.08 feet to a 5/8" capped rebar set "19753"; thence N 83 W along the South Line Northwest Quarter of the Southwest Quarter of said Section 34 a distance of 1284.56 feet to the Point of Beginning. Said described property contains 14.86 acres, more or less.

Parcel 2:

A parcel of land in the Northeast quarter of the Southwest quarter of Section 34, Township 21 South, Range 1 East, West of Highway 145, being situated in Shelby County, Alabama.

Parcel 3:

A parcel of land in the Southeast quarter of the Southwest quarter, Section 34, Township 21 South, Range 1 East, lying West of Highway 145, 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 Rufus Brannon Aeton  
Mailing Address Sherry M. Aeton  
81 Brent Circle  
Remlap, AL 35133

Grantee's Name Maureen M. Mayfield  
Mailing Address 6614 No. Farmer Branch Rd.  
Unit 2  
Ozark, MO 65721

Property Address Average Sec 34 T. 21  
Range 1 East

Date of Sale 15 Dec 2024  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 22550<sup>00</sup>

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 15 Dec 2024

Print Rufus Brannon Aeton

☐ Unattested

(verified by)

Sign Rufus Brannon Aeton

(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 01:52:42 PM  
\$51.00 PAYGE  
20240610000172130

Allen S. Bayl