

State of Alabama)  
County of Shelby)

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of one hundred eighty two thousand five hundred and no/100 dollars (\$182,500.00) being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, J. Daniel Layfield and spouse, Cortney P. Layfield (Grantors) whose address is 241 Saddle Lake Drive, Alabaster, Alabama 35007 do grant, bargain, sell and convey unto David M. Massey, III and spouse, Kelly S. Massey (Grantees) whose address is 112 Berryhill Lane, Alabaster, Alabama 35007 as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**LOT 16, ACCORDING TO THE SURVEY OF BERRYHILL THIRD SECTOR, AS RECORDED IN MAP BOOK 16, PAGE 28, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**  
aka 112 Berryhill Lane, Alabaster, Alabama 35007

**Subject to:**

- Ad valorem taxes due October 1, 2020.
- Minerals and mining rights not owned by Grantors
- Restrictions recorded in Book 347, Page 231.11.
- Restrictions as shown by record plat.
- Setback lines and easements as shown by record plat.
- Declaration of Protective Covenants in Instrument 1992-12193.
- Easement to Alabaster Water and Gas Board in Deed Book 278, Page 391.
- Right of way to Shelby County recorded in Deed Book 280, Page 340.
- Right of way to Southern Natural Gas recorded in Deed Book 90, Pages 333 and 445 and Deed Book 212, Page 313.
- Easement to Plantation Pipeline Company in Deed Book 112, Page 364.

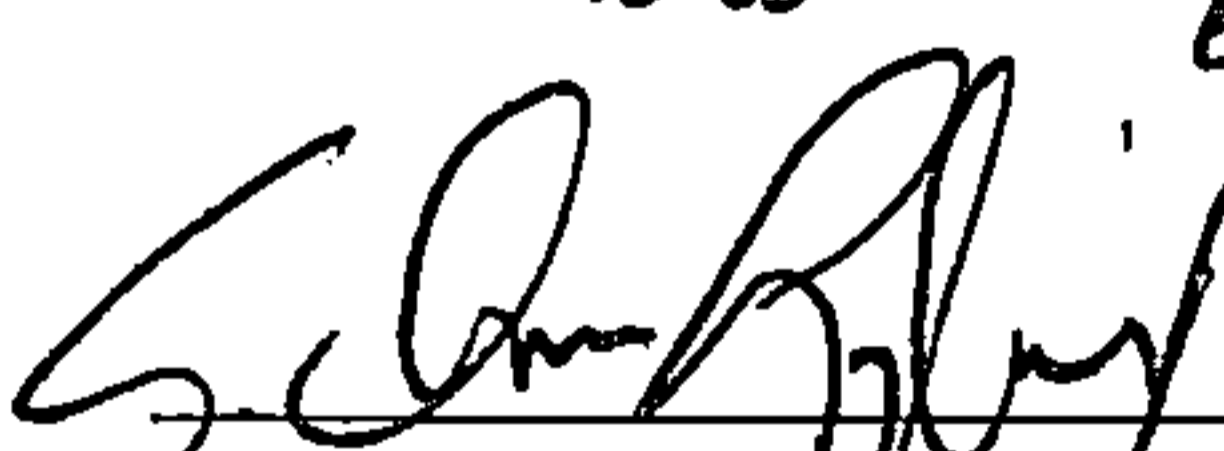
**KELLY S. MASSEY IS ONE AND THE SAME AS KELLY SMITH MASSEY**

**\$172,975.00 of the consideration was paid from the proceeds of a purchase money mortgage loan.**

**TO HAVE AND TO HOLD** unto 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, the heirs and assigns of the grantees herein shall take as tenants in common.

And said Grantors do for themselves, their heirs, successors, assigns, and personal representatives covenant with said Grantees, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have caused this conveyance to be executed this 19<sup>TH</sup> day of JUNE, 2020

  
\_\_\_\_\_  
J. DANIEL LAYFIELD

  
\_\_\_\_\_  
CORTNEY P. LAYFIELD

State of Alabama  
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that J. Daniel Layfield and spouse, Cortney P. Layfield 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 19<sup>th</sup> day of June, 2020.

Shelby County, AL 06/30/2020  
State of Alabama  
Deed Tax: \$10.00

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 11/09/22

This Instrument Prepared By:  
Gene W. Gray, Jr.  
2100 Southbridge Parkway, Suite 338  
Birmingham, Al 35209  
205 879 3400  
File 220114

Send Tax Notice To:  
David M. Massey, III  
Kelly S. Massey  
112 Berryhill Lane  
Alabaster, Alabama 35007  
23-2-03-4-001-046.196

