

SEND TAX NOTICES TO:

JUSTEN LAYNE
233 SILVERSTONE LANE
ALABASTER, AL 35007

THIS INSTRUMENT PREPARED BY:

/ Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, Alabama 35244

WARRANTY DEED



20070221000078520 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
02/21/2007 10:08:41AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Sixty-five Thousand and no/100 Dollars (\$165,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Amanda E. Weiffenbach (now known as Amanda Frith) and Isaac Daniel Frith, Wife and Husband** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **Justen Layne** (herein referred to as "Grantee") , their interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 318, according to the Survey of Stagecoach Trace, Sector 3, as recorded in Map Book 29, Page 39, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2007 and subsequent years not yet due and payable.

\$155,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Amanda E. Weiffenbach is one and the same person as Amanda Frith.

TO HAVE AND TO HOLD the described premises to Grantee, his heirs, executors, successors and assigns forever.

AND THE GRANTOR does for their heirs, executors, successors and assigns, covenant with said Grantee, his heirs, executors, successors and assigns, that Grantor are lawfully seized in fee simple of the premises, that it is free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, his heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 15th day of February, 2007.

(GRANTOR) Amanda E. Weiffenbach
(now known as Amanda Frith)

(GRANTOR) Isaac Daniel Frith

ACKNOWLEDGMENT ON NEXT PAGE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby state that Amanda E. Weiffenbach (now Amanda Frith), whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of February, 2007.


NOTARY PUBLIC

My Commission Expires: 05-10-09

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby state that Isaac Daniel Frith, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of February, 2007.


NOTARY PUBLIC

My Commission Expires: 05-10-09

Shelby County, AL 02/21/2007
State of Alabama

Deed Tax: \$10.00