

\$17,000.00

Prepared By: Kenneth W. Battles, Sr., Esq.
Battles Law Firm, LLC
P. O. Box 352
Pinson, Alabama 35126
File No. L-12-501

Send Tax Notice To:
Ted E. Denson and Kelli U. Denson
250 Hunter Lane
Vandiver, Alabama 35176

STATE OF ALABAMA)
COUNTY OF SHELBY)

NO TITLE EXAM OR
SURVEY REQUESTED

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THIS DEED, made and entered into this the 5 day of June, 2012, by and between **Terry Lee Layton**, and wife, **Kathy G. Layton**, herein called "GRANTORS", (whether one or more), and **Ted E. Denson** and **Kelli U. Denson**, herein called "GRANTEES";

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of **THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$3,500.00)**, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Terry Lee Layton and Kathy G. Layton**, as Grantors, have this day bargained and sold and by these presents do hereby grant, sell, transfer and convey unto Grantees, **Ted E. Denson** and **Kelli U. Denson**, as joint tenants with right of survivorship, in fee simple, together with every contingent remainder and right of reversion, a certain tract or parcel of land situated in **Shelby County, Alabama**, and being more particularly described as follows:

Commence at the S.W. corner of the NW 1/4 of the SE 1/4 of Section 6, Township 18 South, Range 2 East; thence run North along the west line of said 1/4 - 1/4 section for a distance of 262.82 feet; thence 90 degrees 05 minutes right and run easterly for a distance of 480.00 feet; thence 89 degrees 55 minutes right and run southerly for a distance of 325.65 feet; thence 67 degrees 27 minutes 04 seconds right and run southwesterly for a distance of 519.73 feet; thence 112 degrees 32 minutes 56 seconds right and run northerly for a distance of 262.83 feet to the point of beginning

Property Address: 250 Hunter Lane, Vandiver Alabama

SUBJECT TO TAXES FOR 2012, AND SUBSEQUENT YEARS.
SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD OR VISIBLE ON SAID PROPERTY.

TO HAVE AND TO HOLD unto Grantees for and during their joint lives and upon the death of any or either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivors forever, together with every contingent remainder and right of reversion.

Grantors do for themselves and for their heirs, executors and administrators covenant with Grantees, their heirs and assigns, that they are lawfully seized and possessed of said property; that they have a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that they will forever warrant and defend the title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF, the said **Terry Lee Layton and Kathy G. Layton**, as Grantors, have hereto set their signatures and seals this the 5 day of June, 2012.

Terry Lee Layton
Terry Lee Layton, Grantor
Kathy G. Layton
Kathy G. Layton, Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, hereby certify that Terry Lee Layton and Kathy G. Layton, 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 foregoing conveyance, they executed the same voluntarily.


Given under my hand and seal this the 5 day of June, 2012.

Walter H Faulkner
Notary Public

My Commission Expires: 7/16/14

THIS DEED WAS PREPARED BASED ON INFORMATION FROM THE GRANTOR WITHOUT A TITLE SEARCH, AND THE PREPARER MAKES NO WARRANTIES OR GUARANTIES OF TITLE OR THE LEGAL DESCRIPTION.

Shelby County, AL 06/08/2012
State of Alabama
Deed Tax: \$7.00


20120608000201950 1/1 \$19.00
Shelby Cnty Judge of Probate, AL
06/08/2012 08:29:03 AM FILED/CERT