

Send tax notice to:

JOSHUA J. LAYTON
2334 CHANDAWOOD DRIVE
PELHAM, AL, 35124

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2012317

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00) in hand paid to the undersigned, WILMER E. BEMBRY and LINDA K. BEMBRY, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by JOSHUA J. LAYTON and BRITTNEY L. LAYTON (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 270, ACCORDING TO THE SURVEY OF CHANDALAR SOUTH, SIXTH SECTOR ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 50, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BY NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
3. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 24, PAGE 886, MISC BOOK 24, PAGE 890 AND MISC BOOK 25, PAGE 747.
4. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTIONS, AS RECORDED IN MISC. BOOK 25, PAGE 742.

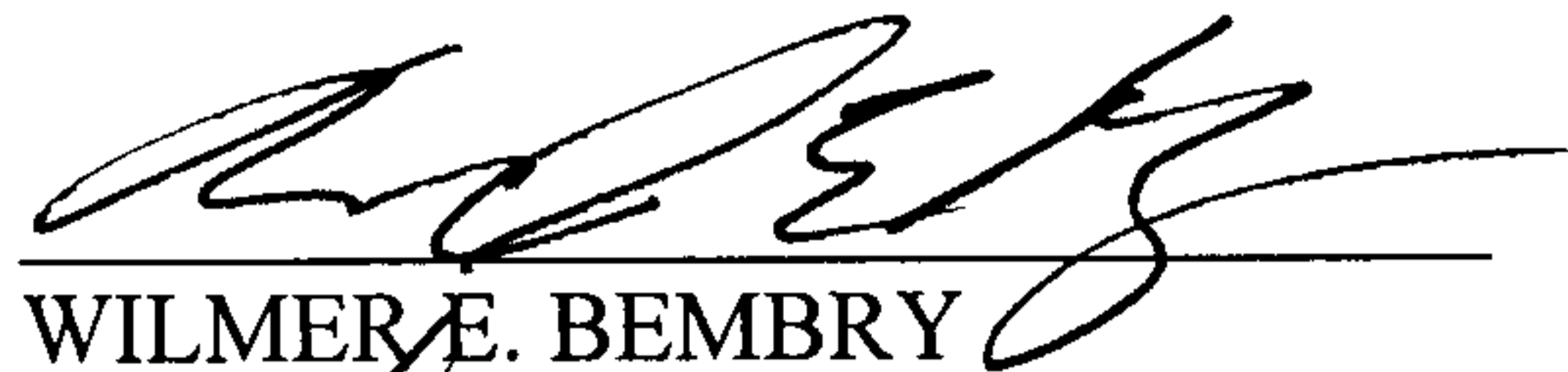
\$153,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

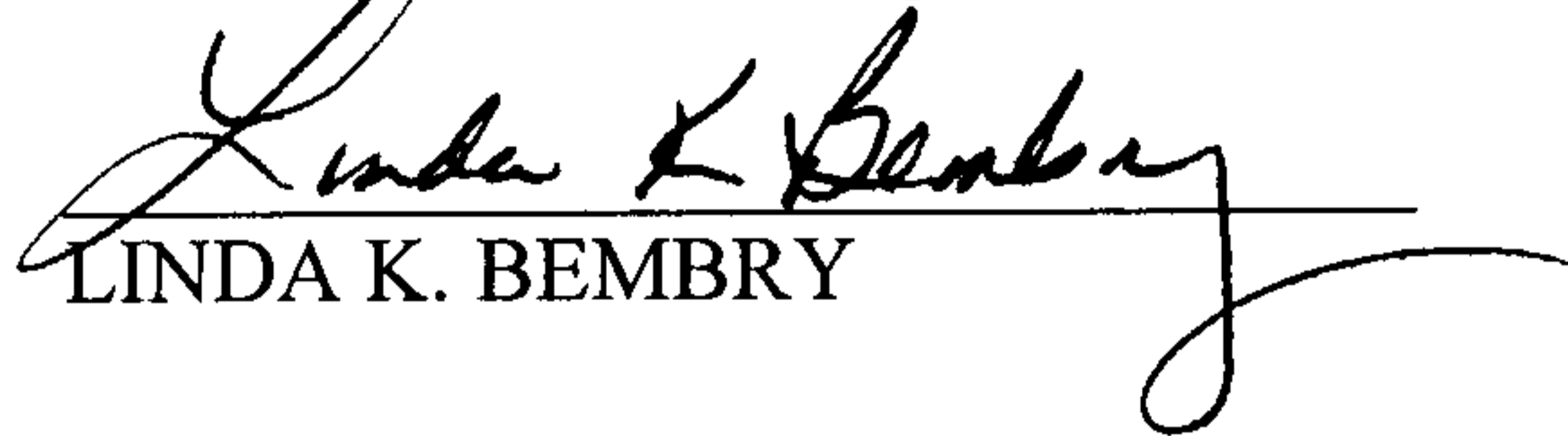
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 07/24/2012
State of Alabama
Deed Tax:\$17.00


20120724000266150 1/2 \$32.00
Shelby Cnty Judge of Probate, AL
07/24/2012 02:13:29 PM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 9th day of July, 2012.

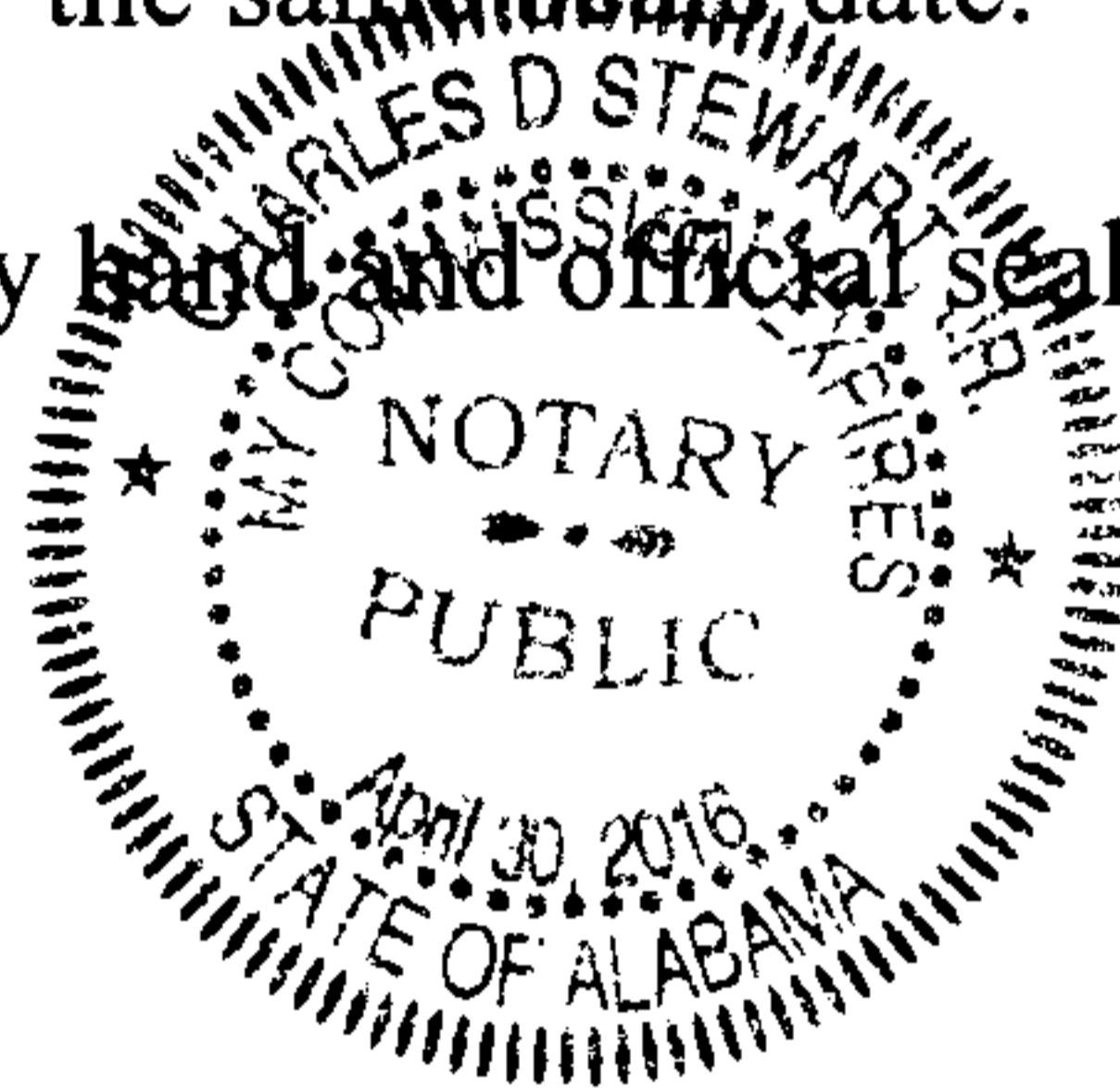

WILMER E. BEMBRY

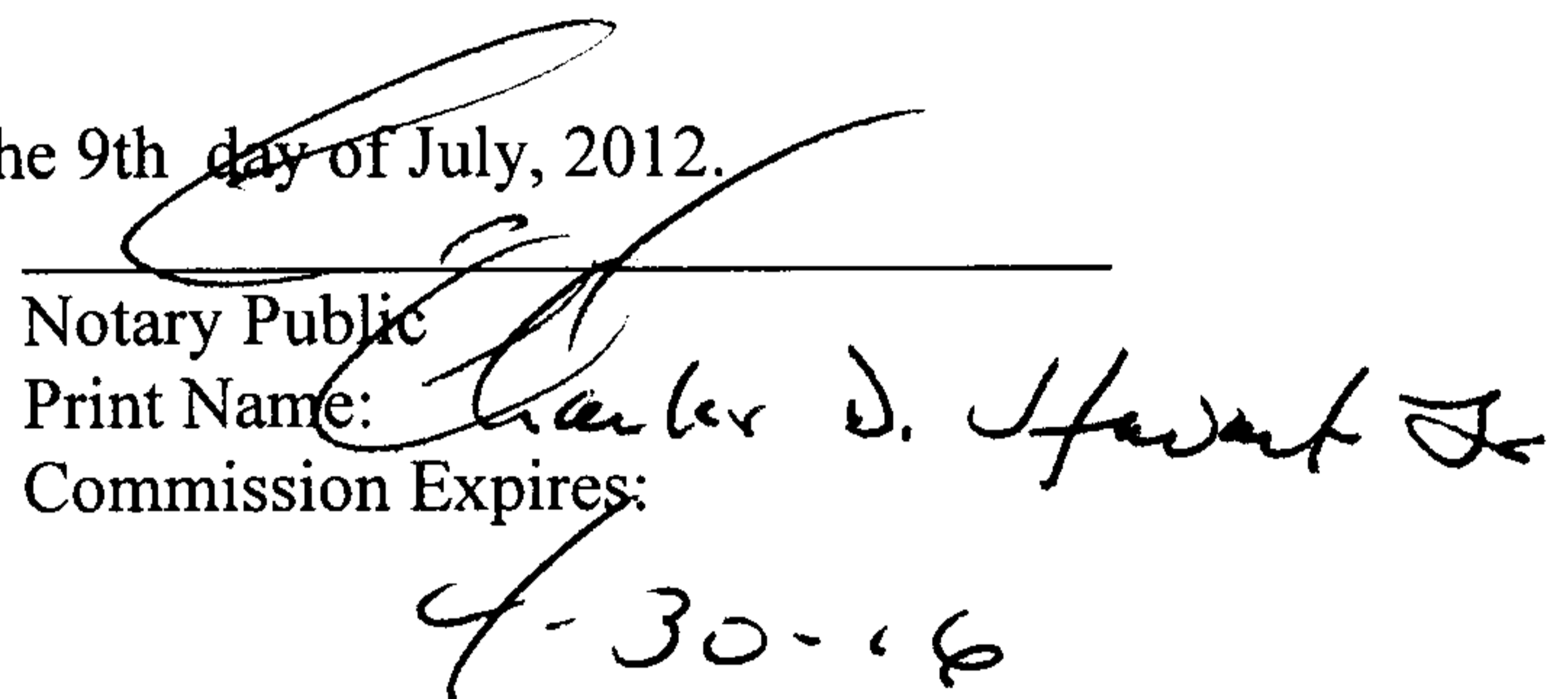

LINDA K. BEMBRY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that WILMER E. BEMBRY and LINDA K. BEMBRY, 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 the said instrument, she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of July, 2012.




Notary Public
Print Name: Charles D. Stewart Jr
Commission Expires: 4-30-16



20120724000266150 2/2 \$32.00
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