

Send tax notice to:
LAYTON C. DORSETT
2512 SINGLE TREE CIRCLE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019029

Shelby COUNTY

WARRANTY DEED

20190115000016230
01/15/2019 11:21:19 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Eighty-Two Thousand and 00/100 Dollars (\$282,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, B & A GROUP, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is:** 2007 Eagle Hollow Cir Birmingham AL 35242 (hereinafter referred to as "Grantor") by LAYTON C. DORSETT and ANDREA L. DORSETT **whose property address is:** 2512 SINGLE TREE CIRCLE, BIRMINGHAM, AL, 35242 (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 29, according to the Survey of Wagon Trace, as recorded in Map Book 6, Page 140, in the Probate Office of Shelby County, Alabama

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Title to all oil, gas and minerals within and underlying the premises, together with all, oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability to injury or damage to person or property as a result of the exercise of such rights.
3. Easements and building lines as shown on recorded map
4. Right of way granted to Alabama Power Company as recorded in Volume 303, Page 198, in the Probate Office of Shelby County, Alabama
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc Volume 18, Page 589 and Misc Volume 18, Page 665 and any amendments thereto, in the Probate Office of Shelby County, Alabama.
6. Agreement to Alabama Power Company as recorded in Misc. Volume 18, Page 650, in the Probate Office of Shelby County, Alabama

\$267,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) 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, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, B & A GROUP, LLC, by Robert Louis Coe, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 14th day of January, 2019.

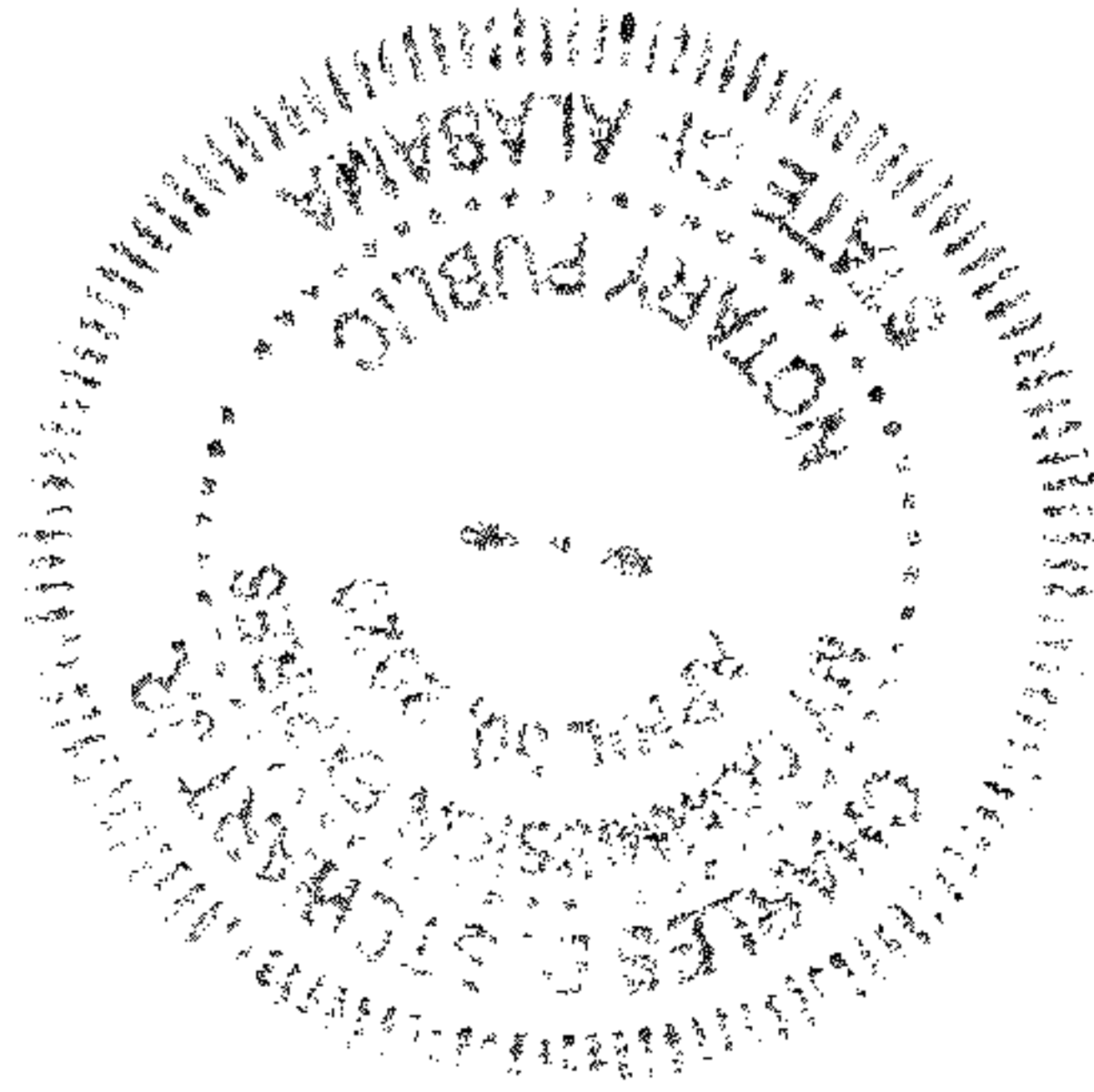
B & A GROUP, LLC

BY: Robert Louis Coe
ITS: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Louis Coe, whose name as Member of B & A GROUP, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 14th day of January, 2019.



Notary Public
Print Name: Charles D Stewart J
Commission Expires: 30-20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/15/2019 11:21:19 AM
\$32.50 CHERRY
20190115000016230

Allen S. Boyd