

20190806000283160

08/06/2019 03:08:57 PM

DEEDS 1/5

**Send tax notice to:**

JG Property Management and Land Development, LLC  
and Jebeles Properties, LLC

9192 Hwy 55  
Harpersville AL 35078  
**CHL1900061**

**This instrument prepared by:**

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Forty Two Thousand Five Hundred and 00/100 Dollars (\$42,500.00)**, the amount of which is evidenced by the sales contract, in hand paid to the undersigned, **James Edward Drake**, a married man, whose mailing address is 612 Hollandale Road, La Vergne, TN 37086, and **Jason Layton**, a married man, whose mailing address is 1012 Bradford Place, Joelton, TN 37080, and **Done Layton, Jr.**, an unmarried man, whose mailing address is 161 Anthony Drive, Anniston, AL 36201, as heirs at law of **Barbara Drake Layton, deceased, having died on or about the 18<sup>th</sup> day of September, 2017**, (hereinafter referred to as "Grantor"), by **JG Property Management and Land Development, LLC**, whose mailing address is 9192 Hwy 55 Harpersville AL 35078, and **Jebeles Properties, LLC**, whose mailing address is 4072 Forest Lakes Rd Sterling AL 35147, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is **140 Kelly Hill Road, Harpersville, AL 35078**, to-wit:

**A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:**

**Commencing at the Southeast corner of the Northwest Quarter of said Section 27; thence North 89 degrees 41 minutes 37 seconds West along the South line of said quarter section, a distance of 229.83 feet to a point on the North right of way of U.S. Highway 280; thence North 53 degrees 31 minutes 37 seconds West, along said right of way, a distance of 1968.00 feet to a point at a previous intersection of the right of ways of U.S. Highway No. 280 and the Old Chancellor Ferry Road; thence North 33 degrees 19 minutes 17 seconds West, along the old right of way line of Chancellor Ferry Road a distance of 367.08 feet to a 1/2" rebar found; thence North 56 degrees 45 minutes 27 seconds East, a distance of 257.02 feet to a 1" pipe found at the Point of Beginning; thence North 25 degrees 39 minutes 36 seconds West, a distance of 91.53 feet to a 3/4" pipe in concrete, found on the South right of way of the Kymulga Ferry Road; thence South 83 degrees 49 minutes 37 seconds East, along the right of way line of Kymulga Ferry Road, a distance of 110.74 feet, to a point; thence South**

**73 degrees 29 minutes 37 seconds East, along the right of way line of Kymulga Ferry Road, a distance of 100.00 feet to a 1" angle iron, found; thence South 16 degrees 30 minutes 23 seconds West, a distance of 210.00 feet, to a 1/2" rebar set, with a cap stamped "Wheeler CA0502"; thence North 73 degrees 29 minutes 37 seconds West, a distance of 5.00 feet, to a 1/2" rebar set, with a cap stamped, "Wheeler CA0502"; thence South 37 degrees 01 minutes 00 seconds West a distance of 34.72 feet to a concrete monument, found; thence North 53 degrees 47 minutes 46 seconds West, a distance of 59.81 feet, to a 3/4" pipe found; thence North 74 degrees 47 minutes 55 seconds East, a distance of 18.66 feet, to a 1" open end pipe, found; thence North 18 degrees 29 minutes 31 seconds East, a distance of 25.68 feet, to a 3/4" open end pipe, found; thence North 25 degrees 39 minutes 36 seconds West, a distance of 132.80 feet to the Point of Beginning.**

**James Edward Drake and Barbara Drake Layton were the surviving grantees of that deed dated September 22, 1999 and filed September 22, 1999 in Instrument No. 1999-39615, the other grantee, Edna Louise Drake, having died on or about the 22<sup>nd</sup> day of March, 2008.**

**THIS IS NOT THE HOMESTEAD OF THE GRANTORS NOR THEIR SPOUSES.**

**SUBJECT TO:**

**ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.**

**BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.**

**MINERAL AND MINING RIGHTS EXCEPTED.**

**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 30<sup>th</sup>  
day of July, 2019

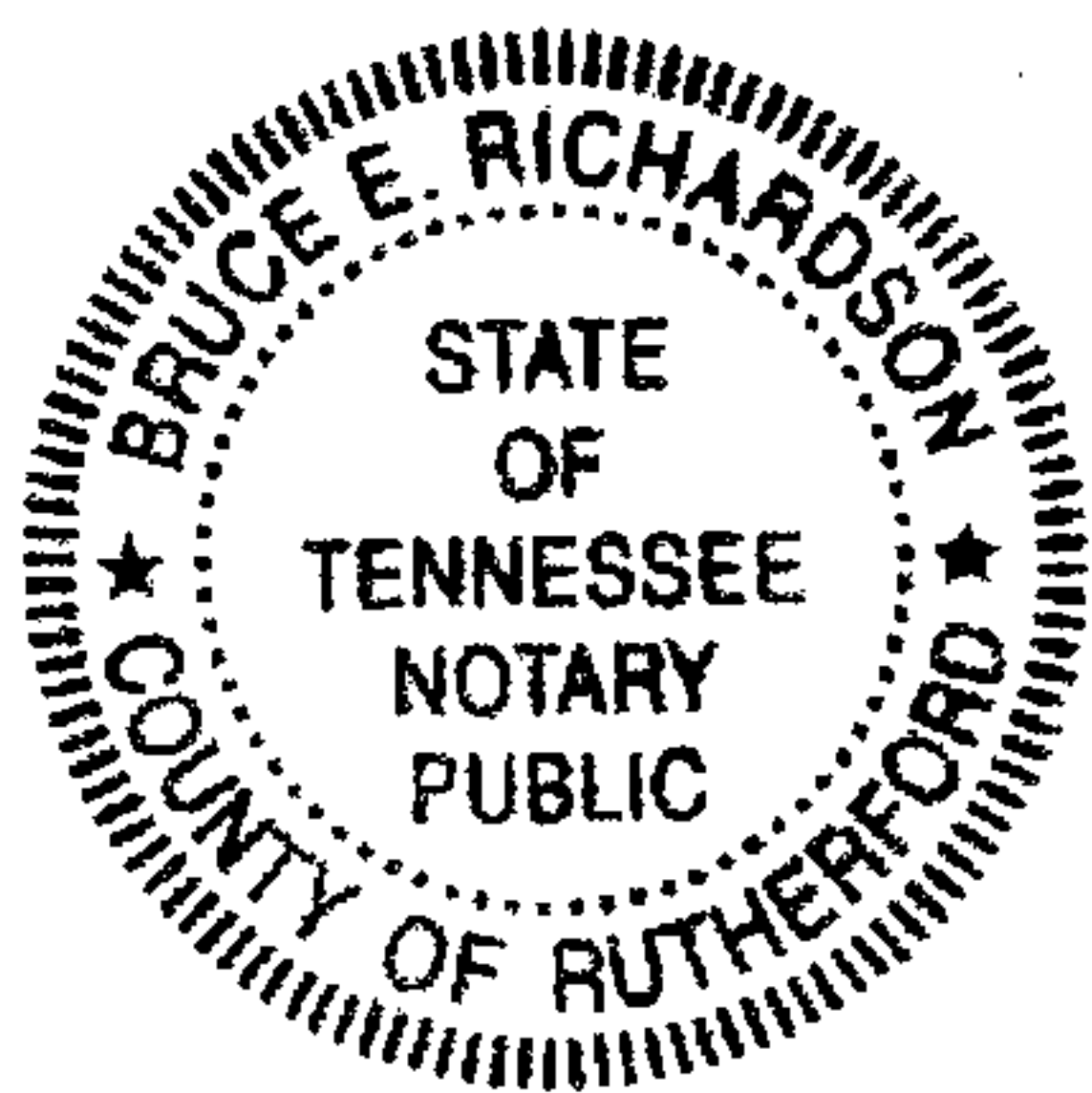
  
James Edward Drake


STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Edward Drake**, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

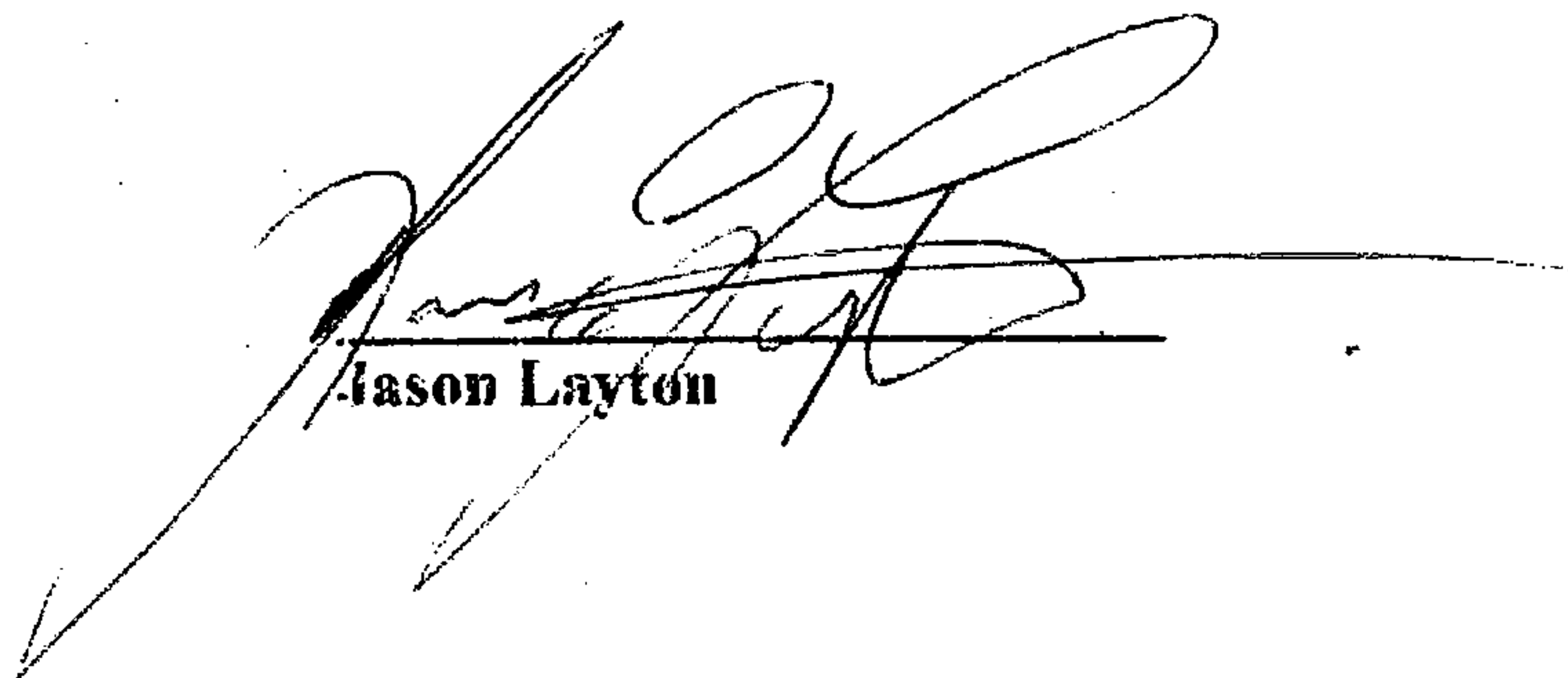
Given under my hand and official seal this, the 30<sup>th</sup> day of July, 2019.

(Notary Seal)



  
Notary Public  
Print Name: Bruce E. Richardson  
Commission Expires: 12/16/22


IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 29  
day of July, 2019.

  
Jason Layton

STATE OF Florida  
COUNTY OF Escambia

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jason Layton**, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 29 day of July, 2019

  
Notary Public Tina E. Roberts  
Print Name:  
Commission Expires: 4-16-2020

**TINA ELLIOT ROBERTS**  
Notary Public, State of Florida  
My Comm. Expires April 16, 2020  
Commission No. FF 961482



IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 30th  
day of July, 2019

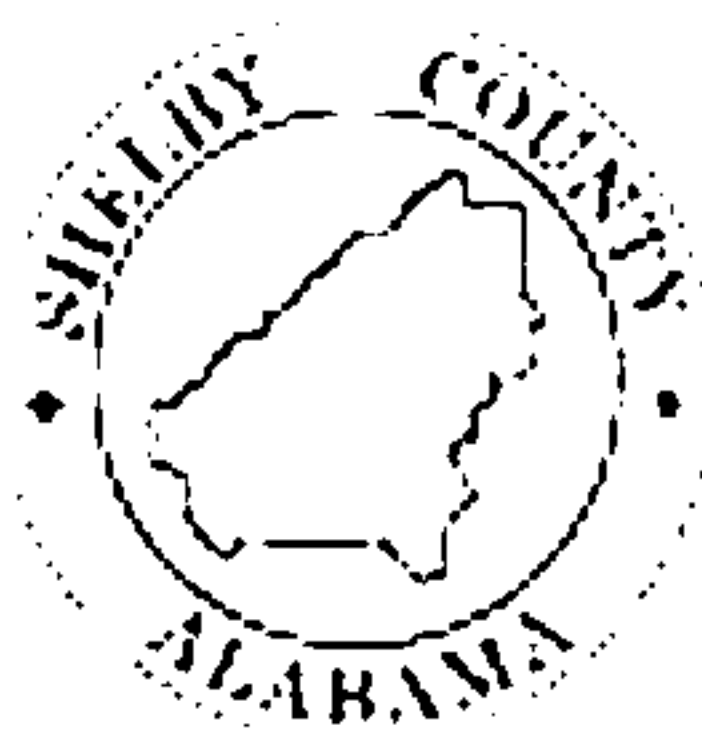
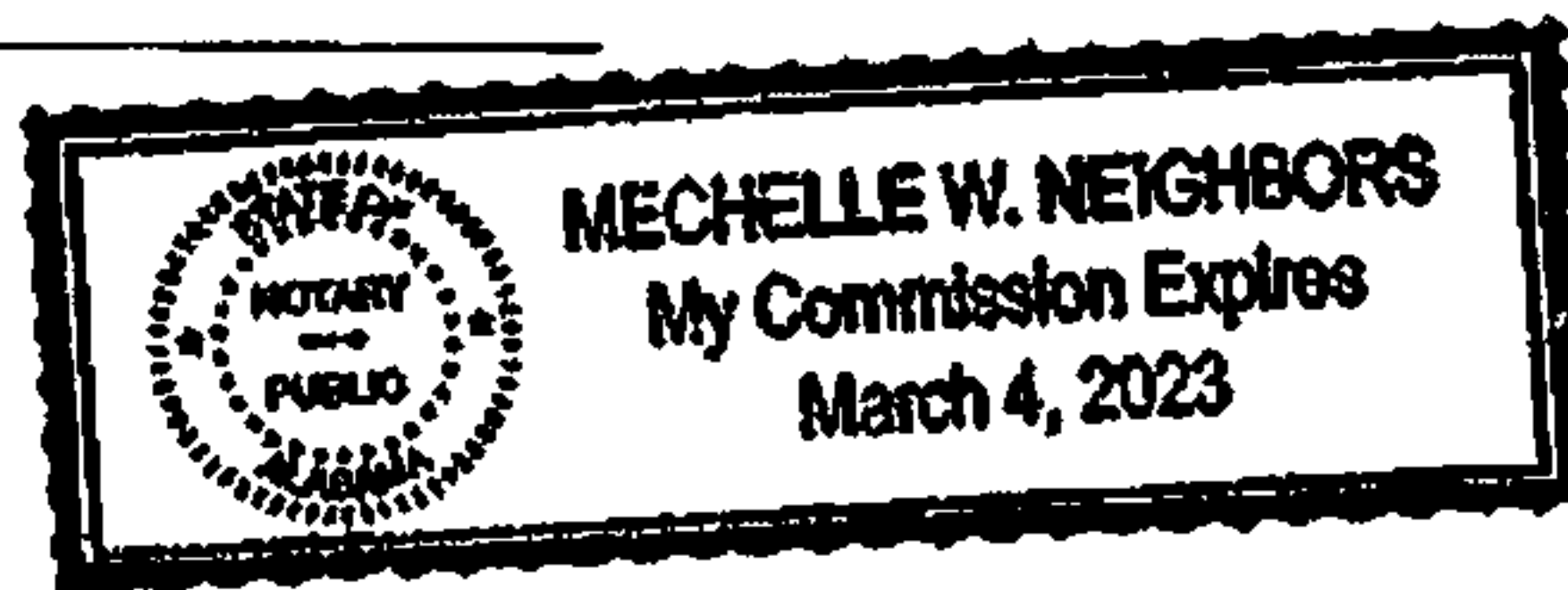
  
Done Layton, Jr.

STATE OF ALABAMA  
COUNTY OF Calhoun

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Done Layton Jr.**, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 30th day of July, 2019

Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/06/2019 03:08:57 PM  
\$69.50 CHERRY  
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*Alvin S. Bayl*