

Send Tax Notice to:

Kristin Leirer
107 Ashton Woods Drive
Chelsea, AL 35043

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Grant Layton and Kari Ranczka Layton, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 2213 West Hickory Grove Rd., Lapine, AL 36046 grant, bargain, sell and convey unto **Kristin Leirer** (herein referred to as grantee) whose mailing address is 107 Ashton Woods Drive Chelsea, AL 35043 in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, having an address of 107 Ashton Woods Dr., Chelsea, AL 35043, to wit:

Lot 2, according to the Survey of Ashton Woods, 1st Phase, as recorded in Map Book 23, Page 160, in the Probate Office of Shelby County, Alabama.

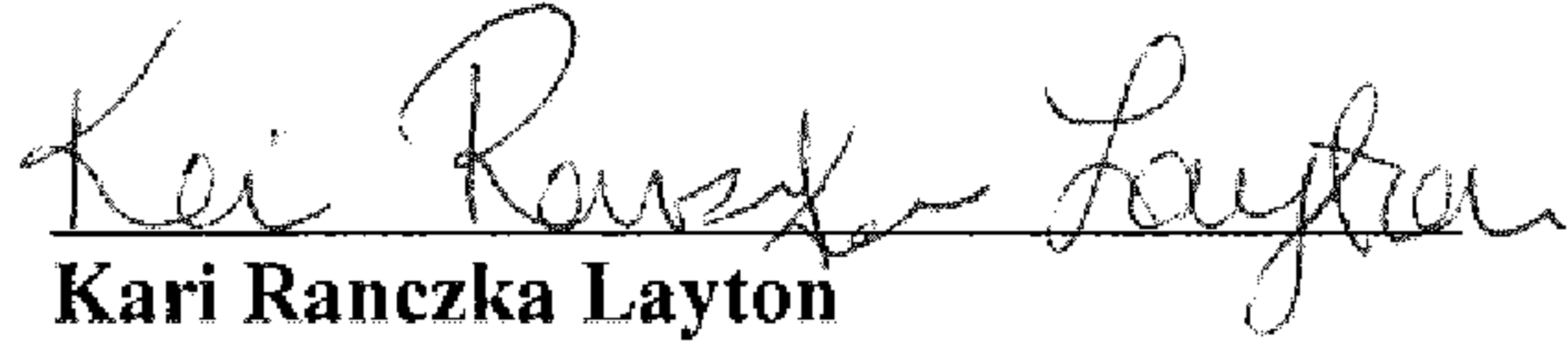
Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$240,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, and to their heirs and assigns forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st
day of December, 2023.


Grant Layton

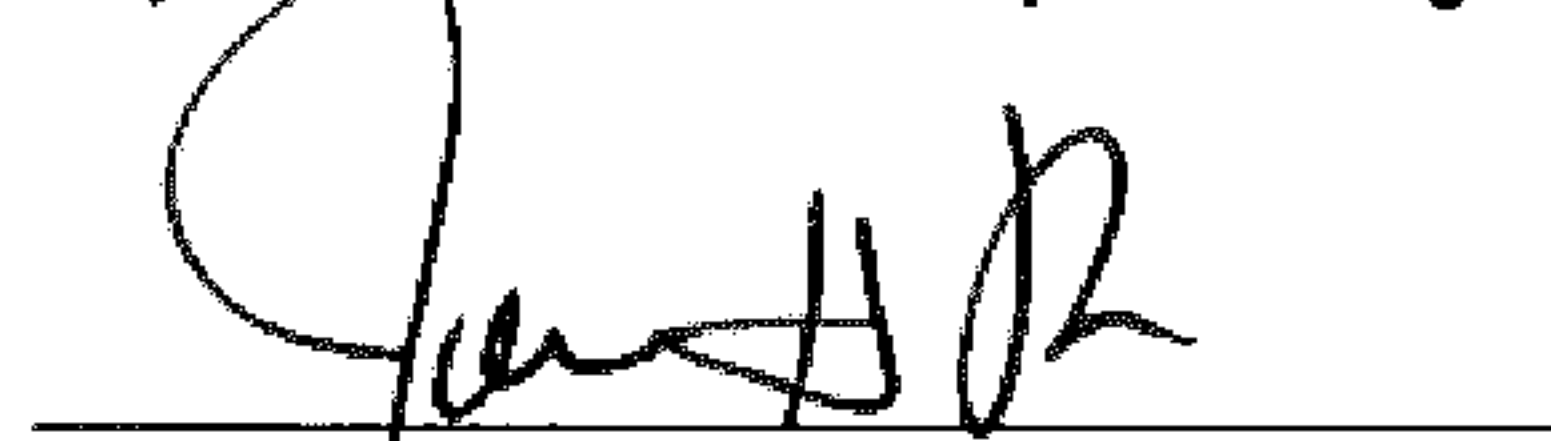

Kari Ranczka Layton

STATE OF ALABAMA
COUNTY OF SHELBY

I, Jenyon H Poe, a Notary Public in and for
said county in said state, hereby certify that **Grant Layton and Kari Ranczka Layton** whose name(s)
is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day
that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with
full authority.

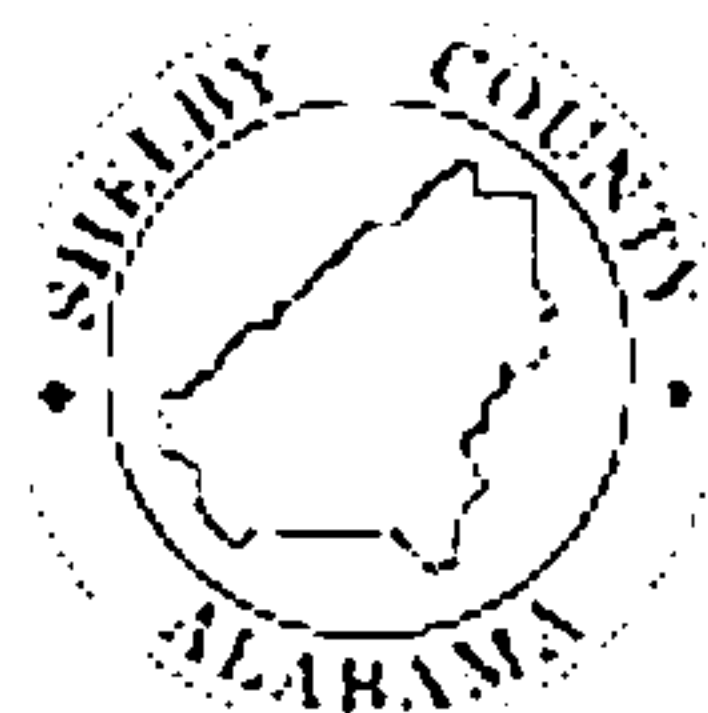
WITNESS my hand and official seal in the county and state aforesaid this the 21st day of
December, 2023.

My Commission Expires: 8-28-24


Notary Public

(S E A L)

This instrument was prepared by:
Tom Cassick
The Law Offices of Thomas F. Cassick, LLC
2226 Williamsburg Drive
Pelham, AL 35124
File No. ATB3977



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2024 10:14:51 AM
\$85.00 JOANN
20240103000001120

Allen S. Bayl