

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
J. David Carmichael
1719 Linden Street
Leeds, AL 35094

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FIFTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$52,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Brody Layton, an unmarried person, Becca Layton, an unmarried person, and Amber Clark, a married person** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS hereby give, grant, bargain, sell and convey unto the GRANTEE, **J. David Carmichael** (hereinafter referred to as GRANTEE), his successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

From the SE corner of the NE 1/4 of SE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, proceed North 0 degrees 14 minutes 33 seconds East along the East boundary of said NE 1/4 of SE 1/4 for a distance of 2028.17 feet to a point; thence proceed South 75 degrees 32 minutes 21 seconds West 281.07 feet to the Point of Beginning of herein described parcel of land; thence turn from said Point of Beginning continue along the aforementioned course South 75 degrees 32 minutes 21 seconds West 138.97 feet; thence proceed South 10 degrees 52 minutes 00 seconds East 457.82 feet; thence proceed North 86 degrees 56 minutes 06 seconds East 107.12 feet; thence proceed North 6 degrees 59 minutes 38 seconds West 482.17 feet back to the Point of Beginning of herein described parcel of land.

The above described parcel of land is located in the SE 1/4 of the NE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, and is the same property described by that certain deed on record in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 125, Page 978.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.




Subject property does not constitute the homestead of the grantors nor that of the spouse.

Property Address: **110 Lela Bell Lane, Harpersville, AL 35078**

\$60,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

AND SAID GRANTORS, for said Grantors, Grantors' heirs, successors, executors and administrators, covenants with Grantee, and with Grantee's successors and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and Grantors' heirs, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's successors and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **June 25, 2025**.

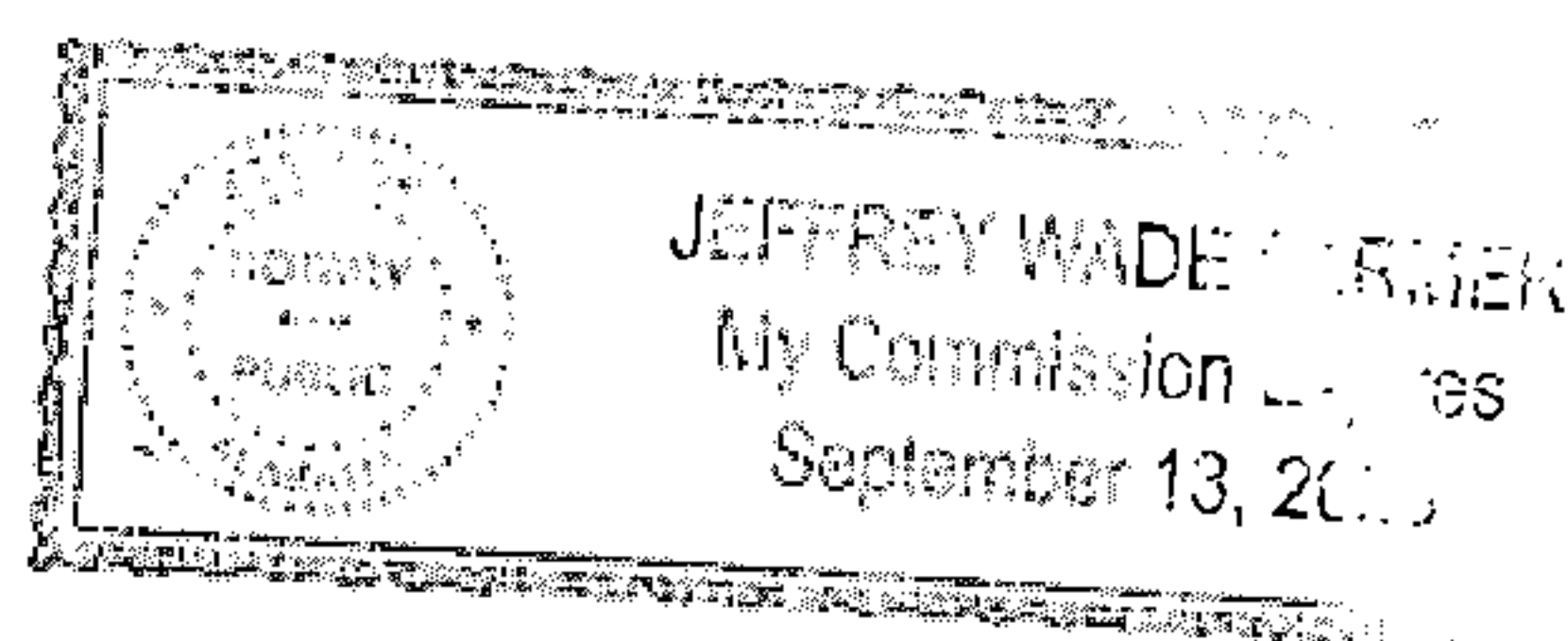

 Brody Layton

 Becca Layton

 Amber Clark

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Brody Layton, Becca Layton and Amber Clark 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of June, 2025.


 Notary Public
 My Commission Expires: **9-13-2028**



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Brody Layton, Becca Layton, and Amber Clark
 Mailing Address 1 39th Ave N
Birmingham, AL 35207

Grantee's Name J. David Carmichael
 Mailing Address 1719 Linden Street
Leeds, AL 35094

Property Address 110 Lela Bell Lane
Harpersville, AL 35078

Date of Sale June 25, 2025
 Total Purchase Price \$52,500.00

or
 Actual Value _____

or
 Assessor's Market Value _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
 (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

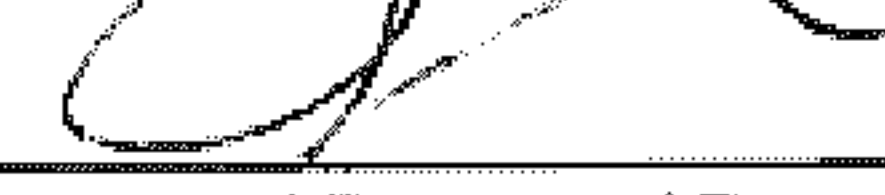
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

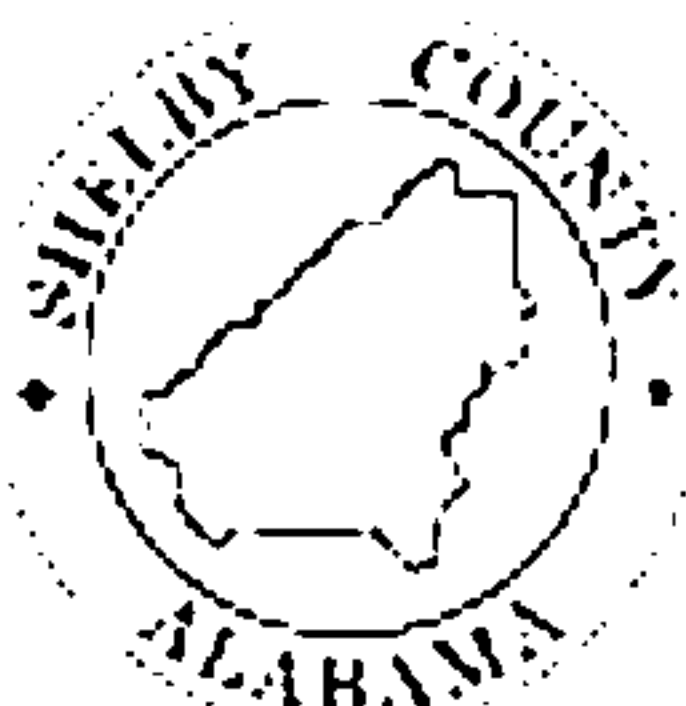
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date June 25, 2025

Print Jeff W. Parmer

☐ Unattested _____
 (verified by)

Sign 
 (Grantor/Grantee/Owner **Agent** circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/26/2025 01:49:51 PM
\$30.00 JOANN
20250626000194790

Form RT-1

Allen S. Bayl