

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred Thousand and no/100's Dollars (\$300,000.00)** to the undersigned grantor,

AFK LAND, LLC, an Alabama limited liability company

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

KEITH KRININGER

the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 13, 20, 22, 24 and 26, according to the Survey of Stagg Run, as recorded in Map Book 39, Page 67 A & B, in the Probate Office of Shelby County, Alabama.

This conveyance subject to:

One year statutory right of redemption in favor of all persons entitled to redeem the above-described property from that certain mortgage foreclosure deed dated October 29, 2010, recorded in Instrument No. 20101029000362890;

Taxes for the year 2012 and subsequent year;

Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions not of record or visible on said property;


Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein;

Restrictions appearing of record in Instrument 2007-57625 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEE, his heirs, successors and assigns.

And AFK Land, LLC does, for itself and for it's successors and assigns covenant with the said grantee, his heirs, successors and assigns, that the grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantor has a good right to sell and convey the same as aforesaid; that the grantor will and its successors and assigns shall warrant and defend the same to the said grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 10/25/2011
State of Alabama
Deed Tax: \$300.00


20111025000318080 1/2 \$315.00
Shelby Cnty Judge of Probate, AL
10/25/2011 09:22:29 AM FILED/CERT

IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal, this the 7th day of October, 2011.

WITNESS:

AFK Land, LLC

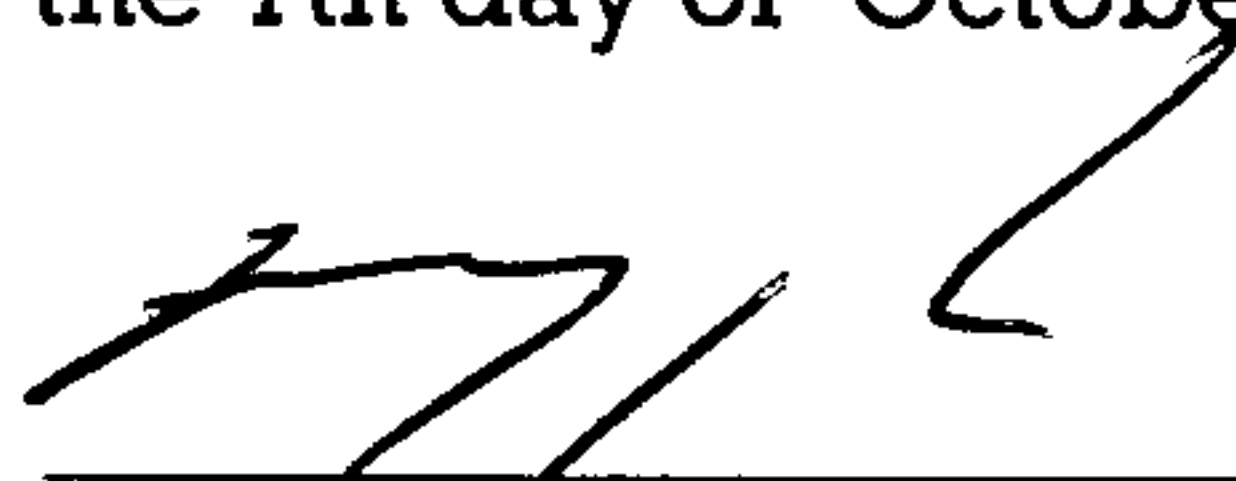


Its Managing Member

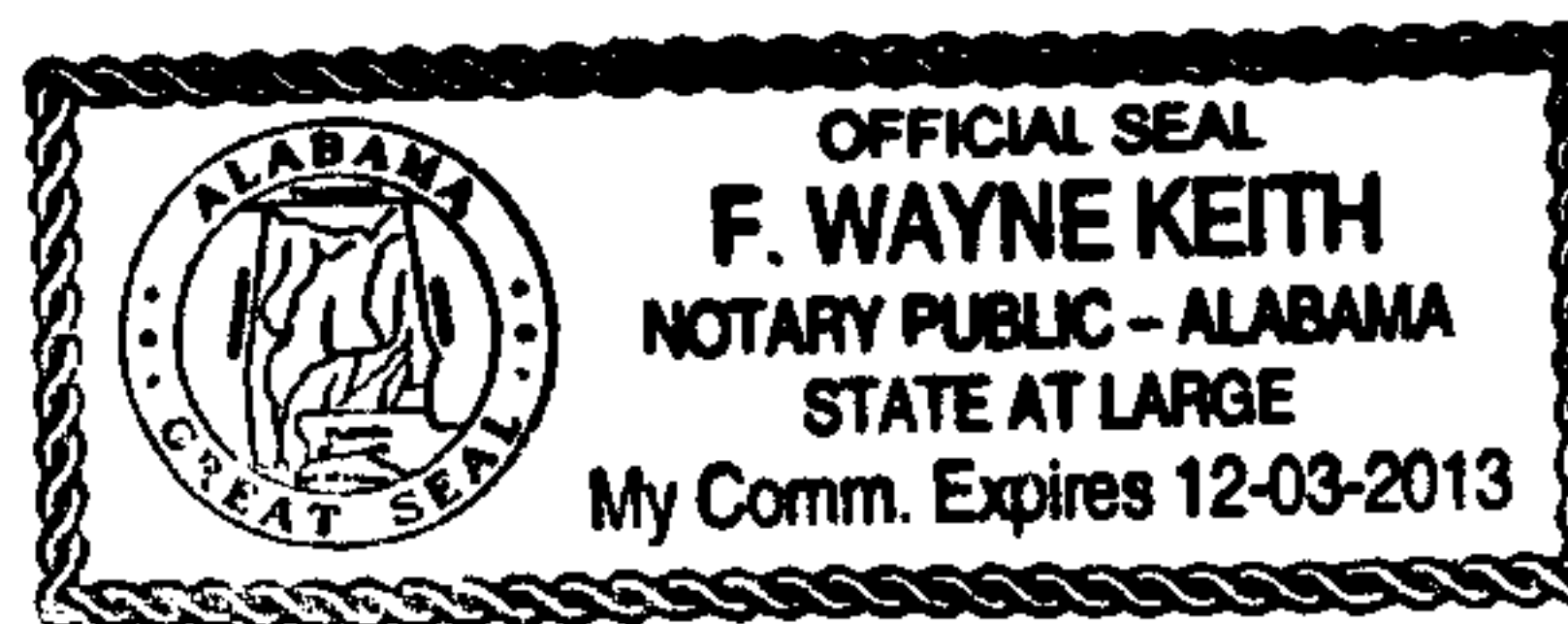
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that David Keith, whose name as Managing Member of AFK Land, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such Managing Member executed the same voluntarily and as the act of AFK Land, LLC on the day the same bears date.

Given under my hand and seal this the 7th day of October, 2011.




Notary Public



THIS INSTRUMENT PREPARED BY:
F. Wayne Keith, Attorney
15 Southlake Lane Suite 150
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
Keith Krininger
5313 Mountain Park Circle
Pelham, Alabama 35124


20111025000318080 2/2 \$315.00
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