


WARRANTY DEED


20111229000396660 1/3 \$25.00
Shelby Cnty Judge of Probate: AL
12/29/2011 04:04:06 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seven Thousand and no/100's Dollars (\$7,000.00)** to the undersigned grantor,

AFK LAND, LLC, an Alabama limited liability company

in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

LORI KRAUSS

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

Lot 215, according to the Final Plat of Lochinvar at Ballantrae, as recorded in Map Book 32, pages 10 A, B and C, in the Probate Office of Shelby County, Alabama.

No title opinion is offered by the preparer of this instrument.

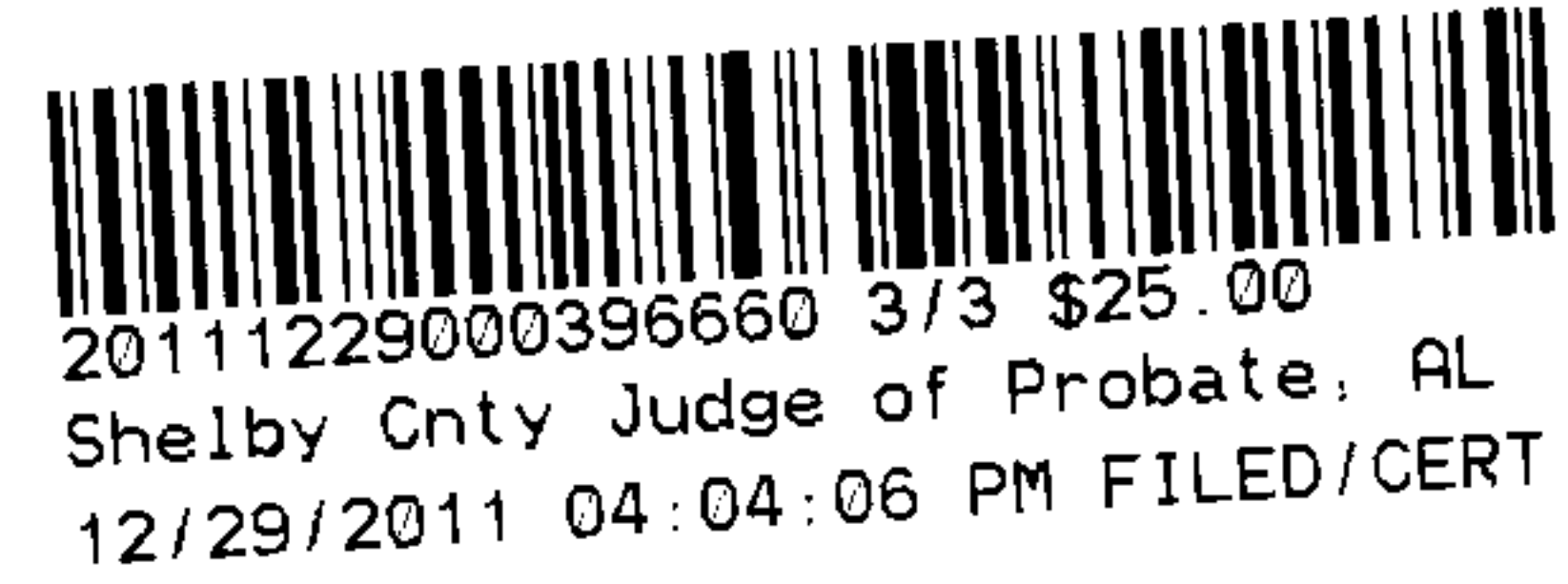
The Property is conveyed to the Grantee subject to the following:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levels taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings whether or not shown by the records of such agency or by the Public Records.
2. Mineral, mining, oil and gas and related rights and privileges not owned by the Grantor, if any.
3. Encroachments, overlaps, boundary line disputes and other matters that would be revealed by an accurate survey or inspection of the Property.
4. Riparian and littoral rights of third parties, if any, and any right, title or interest of the State of Alabama with respect to any stream on the Property, if any.
5. Rights of third parties, including the public at large, with respect to any portion of the Property located in a public right of way, if any.
6. Easements, covenants, reservations, conditions and restrictions of record.
7. Any statutory right of redemption held by others under Section 6-5-248 of the Code of Alabama (1975), as the same may be amended from time to time or any successor statute.
8. Utility easements and facilities serving the Property, whether of record or not.



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9. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
10. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
11. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
12. Taxes and assessments for the year 2012 and subsequent years and not yet due and payable.
13. Easements, encumbrances, restrictive covenants and all other matters of record shown in the Probate Office of Shelby County, Alabama.
14. Building line(s) as shown by recorded map.
15. Easement(s) as shown by recorded map.
16. Restrictions as shown by recorded map.
17. Subdivision restrictions as shown on recorded plat in Map Book 32, pages 10A, 10B & 10C provide for Construction of Single Family Residences only.
18. Easement for ingress and egress and public utilities recorded in Instrument 1999-47153 in the Probate Office of Shelby County, Alabama.
19. Agreement as recorded in Instrument 2001-49511 and Instrument 2001-44895, in the Probate Office of Shelby County, Alabama.
20. Easement recorded in Instrument 1995-6002 in the Probate Office of Shelby County, Alabama.
21. Mineral and mining rights and rights incident thereto recorded in Instrument 2002-7681, in the Probate Office of Shelby County, Alabama.
22. Covenant for Storm Water Run-Off Control, exceptions, restrictions, conditions, limitations and sink hole exception recorded in Instrument 20031218000813810, in the Probate Office of Shelby County, Alabama.
23. Declaration of Protective Covenants as recorded in Instrument 20031001000660220 and corrected by Scrivener's Affidavit in Instrument 20040130000051430, in the Probate Office of Shelby County, Alabama.
24. Mineral and mining rights and rights incident thereto, release of damages and Covenant for Storm Water Run Off Control recorded in Instrument 20031016000693500, in the Probate Office of Shelby County, Alabama.



TO HAVE AND TO HOLD, to the said grantee, her heirs, successors and assigns.

And grantor does, for itself and for it's successors and assigns covenant with the said grantee, her 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, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 9th day of December, 2011.

ATTEST:


AFK LAND, LLC


It's Managing Member

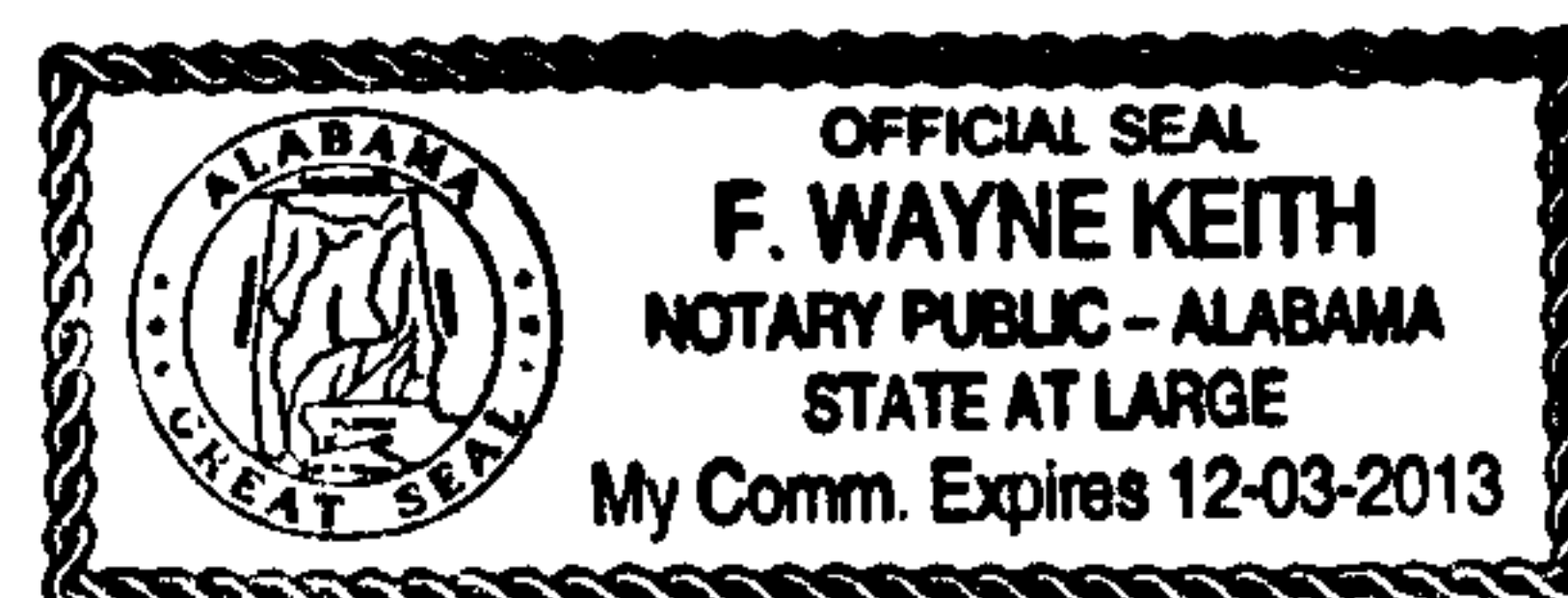
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that David Keith, as Managing Member of AFK Land, LLC, an Alabama limited liability company 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 and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 9th day of December, 2011


Notary Public

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



SEND TAX NOTICE TO:
Lori Krauss
5224 Creekside Loop
Hoover, Alabama 35244