


WARRANTY DEED


20110815000239420 1/3 \$1618.00
Shelby Cnty Judge of Probate, AL
08/15/2011 11:20:41 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Million, Six Hundred Thousand and no/100's Dollars (\$1,600,000.00)** and other good and valuable consideration to the undersigned grantor,

AFK LAND, LLC, an Alabama limited liability company

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEE the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

LJC FARM PROPERTIES, LLC

(hereinafter referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

All of Section 27, Township 18 South, Range 1 East, Less and except forty (40) acres, more or less, deeded to Lenn Waters Morris in Deed Book 2001, Page 04853, and Thirteen (13) acres, more or less, deeded to Leroux Entertainment Corporation (Twin Pines Resort and Conference Center) in Deed Book 1998, Page 597, in Shelby County, Alabama.

Also Less and Except Property conveyed to Lenn Waters Morris in Deed recorded in Instrument 20090323000106230.

Also Less and Except Lots 1 and 2, according to the survey of Laura Grills Family Subdivision, as shown in map Book 41, Page 45, in the Probate Office of Shelby County, Alabama.

Also included in this conveyance are the following:

Easement rights to that certain access easement as set out on the survey of Laura Grills Family Subdivision, as shown in map Book 41, Page 45, in the Probate Office of Shelby County, Alabama, more particularly described in Instrument 20090727000287180, including those non-exclusive easement rights for ingress, egress and utilities over that portion of an existing 60 foot easement that is located within Lot 2 and the right of entry though any gate now or hereafter constructed thereon retained by Mortgagor in Instrument No. 20090727000287190.

Together with that non exclusive easement for ingress and egress and public utilities by and between Jesse E. Miller, Jr., Anderson J. Locklin, Hilda K. Booth, Bryan M. Hassler, Carroll Gardner, Jr. and Robert Mickey Grills dated June 1, 1992 and recorded in Inst No. 1992-10391.

Also together with that non exclusive easement for ingress and egress and public utilities by and between Charles A.J. Beavers, Jr., Robert M. Grills, Laura Holcomb Grills, Lenn Waters Morris, Traci Leigh Morris, Mary F. Roensch, Custodian, UGMA for Mary Allison Roensch and Sherwood Stamps and Kenneth H. Polk dated March 11, 2009 and recorded in Inst. No. 20090326000112750 and with the addition to easement agreement recorded in Inst. No. 20090429000158480;

Also together with that non-exclusive easement for ingress and egress and public utilities over a 60-foot wide, non-exclusive easement for ingress and egress and utilities lying 30 feet either side of the centerline of an existing woods road across Section 27, Township 18 South, Range 1 East, as set forth in Book 59, Page 467.

This conveyance subject to:

- 1. Subject to the one year statutory right of redemption in favor of all persons entitled to redeem the above-described property from that certain corrective mortgage foreclosure deed dated October 8, 2010, recorded in Instrument No. 20101101000364930;**
- 2. Taxes for the year 2011 and subsequent year;**
- 3. Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions not of record or visible on said property;**
- 4. 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;**
- 5. Any part of subject property lying within any road right-of-way;**
- 6. Right-of-way granted to Alabama Power Company recorded in Deed Volume 207, Page 223; and**
- 7. Right of way as recorded in Shelby Real 122, Page 787 and Shelby Real 76, Page 719, as amended by that certain Easement Agreement recorded as Instrument No. 20090219000059620.**
- 8. Easement agreements recorded in the following instruments: Real Book 59, Page 467; Inst. No. 20090326000112790; Inst. No. 1992-10391; Inst. No. 1996-40474; Inst. No. 20090331000117230; Inst. No. 20090326000112750; and Inst. No. 20090429000158480; and Instrument No. 20090323000106230.**
- 9. Subject to the one year statutory right of redemption in favor of all persons entitled to redeem the above-described property from that certain corrective mortgage foreclosure deed dated October 8, 2010, recorded in Instrument No. 20101101000364930;**

All instruments and documents referred to herein are filed in the Office of the Judge of Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said GRANTEE, its successors and assigns.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the GRANTEE, its 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 12th day of August, 2011.

ATTEST:

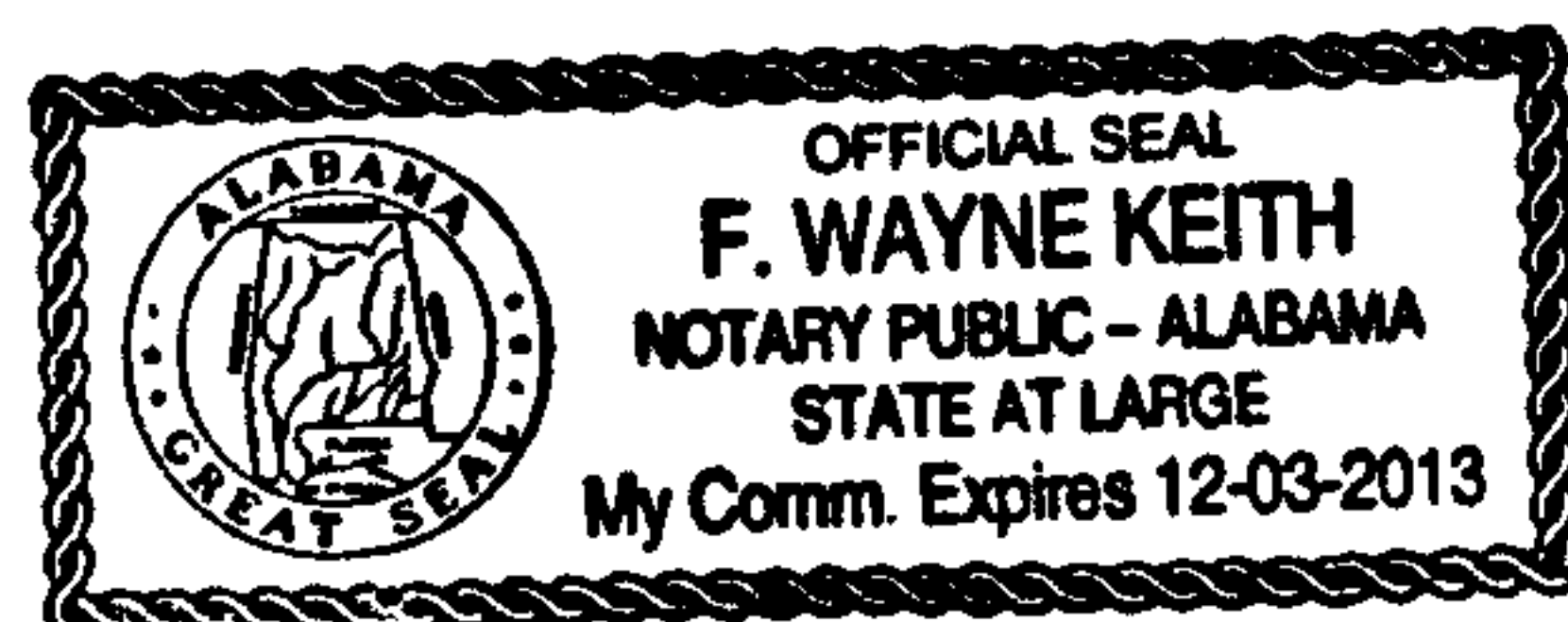
AFK LAND, LLC

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 12th day of August, 2011.



Notary Public

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

SEND TAX NOTICE TO:
LJC FARM PROPERTIES LLC
3509 Salisbury Road
Birmingham, Alabama 36213