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Shelby Cnty Judge of Probate, AL
08/15/2011 11:23:18 AM FILED/CERT

WARRANTY DEED
Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Seven Thousand, Five Hundred and no/100's Dollars (\$77,500.00)** 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

RONALD K. CAMPBELL and SANDRA CAMPBELL

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the North ½ of the NW ¼ of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the NW corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 88°39'58" E along the north line of the NW ¼ of the NW ¼ of said section a distance of 923.47 feet to a rebar capped EDG, said point being the POINT OF BEGINNING; thence continue along the last described course a distance of 399.97 feet to a 1" crimp at the NW corner of the NE ¼ of the NW ¼; thence S 88°39'28" E, leaving said ¼ - ¼ section line and along the north line of said ¼ - ¼ section a distance of 1072.66 feet to a rebar capped EDG at the NW corner of Lot 1 of Map of Sunnybrook Subdivision as recorded in Map Book 6 Page 61 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 01° 27' 22" E along a projection of the west line of Lot 1 a distance of 300.85 feet to a ½ " rebar on the south right-of-way of Sunny Brook Drive and the north line of Lot 2 of Map of Sunnybrook Subdivision; thence N 89°02'29" W along a projection of the north line of Lot 2 a distance of 83.32 feet to a ½ " open pipe; thence S 00°02' 13" E a distance of 246.44 feet to a rebar capped JPS; thence N 88°59'45" E a distance of 49.94 feet to a ½ " rod at the NW corner of Lot 3 of Map of Sunnybrook Subdivision; thence S 00° 55' 15" E along the west line of Lot 3 a distance of 59.77 feet to a rebar capped EDG; thence N 88° 39' 58" W a distance of 1462.09 feet to a rebar capped EDG; thence N 01° 20' 02" E a distance of 605.25 feet to the POINT OF BEGINNING. Said parcel of land contains 20.12 acres, more or less.

Subject to 2011 and subsequent year's ad valorem taxes.

Subject to covenants, easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.

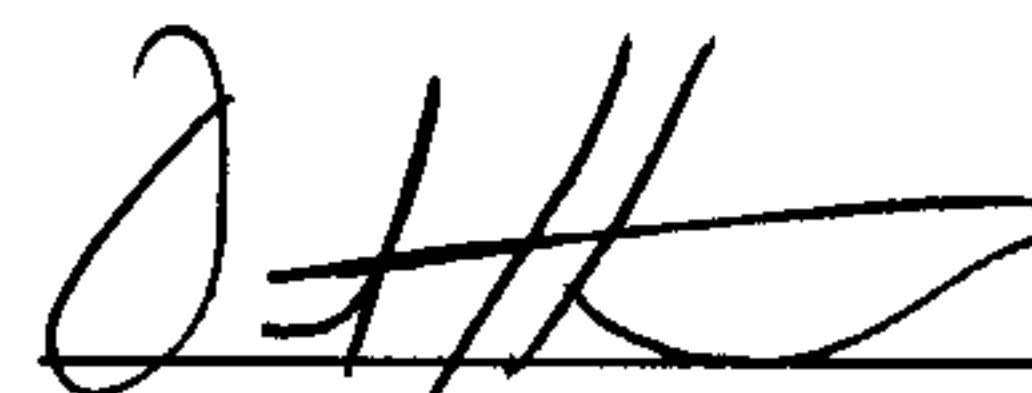
TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the grantor does, for itself and for its successors and assigns covenant with the said grantees, their 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantor has hereunto set my hand and seal, this the 12th day of August, 2011.

WITNESS:

AFK Land, LLC

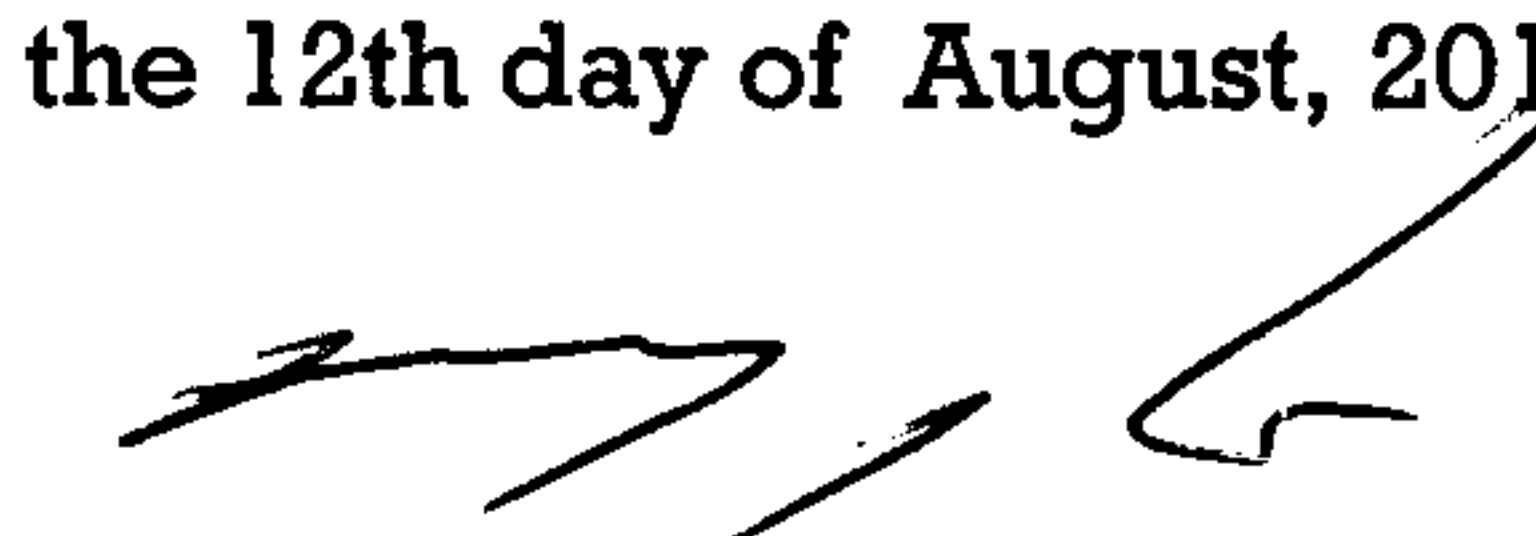
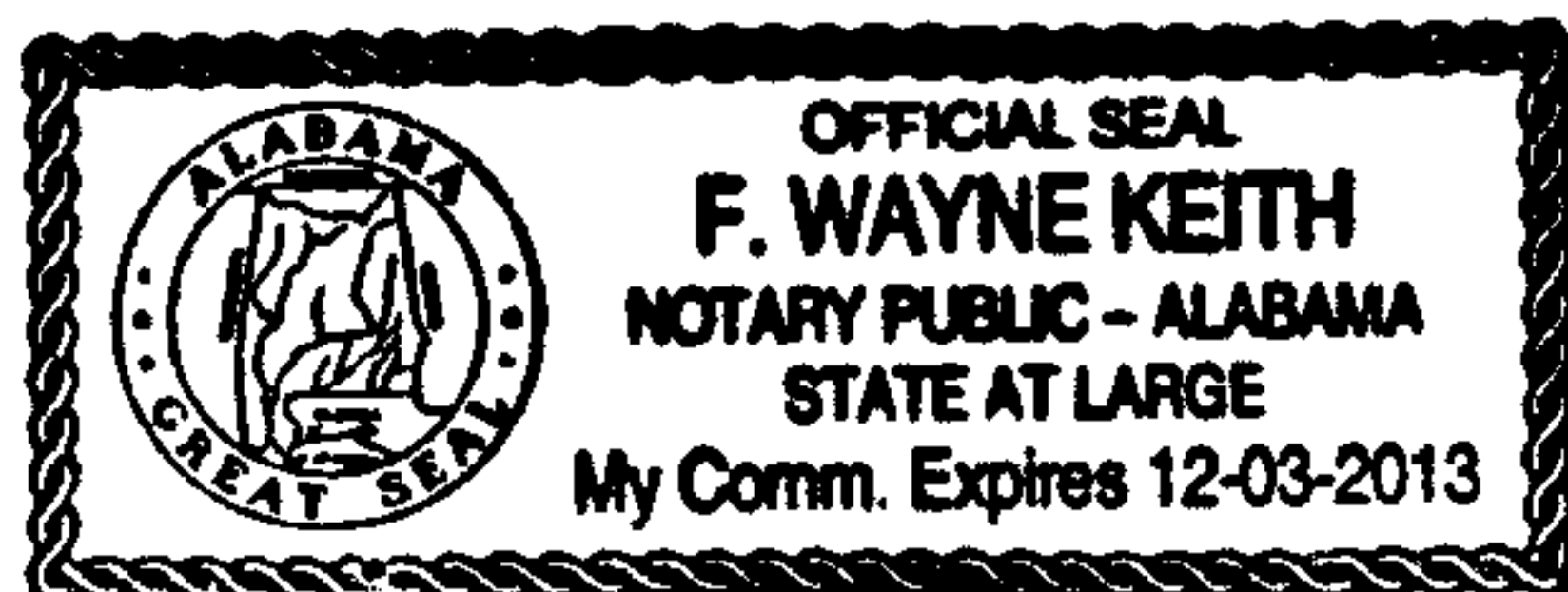


Its Managing Member

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 12th day of August, 2011.


Notary Public

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

SEND TAX NOTICE TO:
Ronald K. Campbell
1916 Lakeland Trail
Helena, Alabama 35080