

WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Thousand and no/100's Dollars (\$100,000.00)** 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 GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JOHN T. GROSS and ALICE T. GROSS

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

Lot 7, 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, unto 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 that one GRANTEE 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


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Shelby Cnty Judge of Probate, AL
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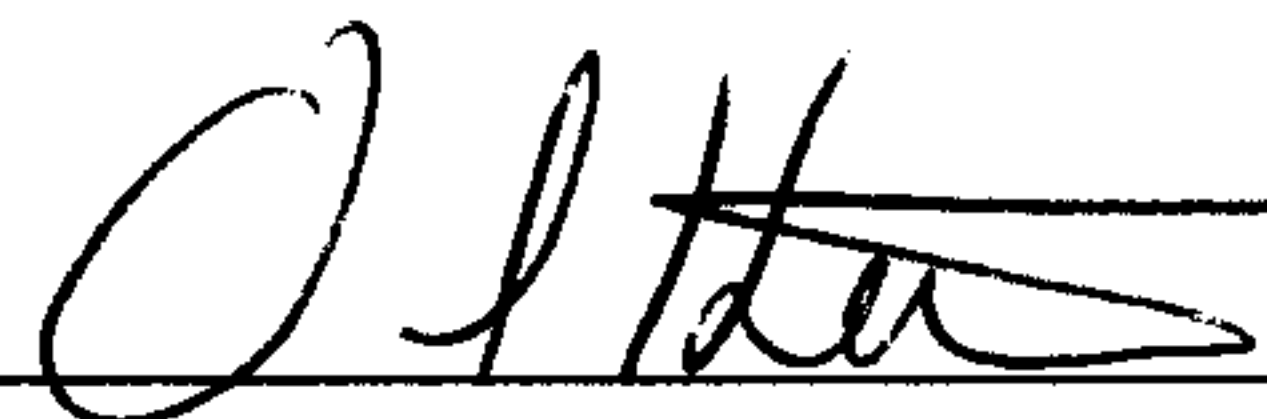
Shelby County, AL 10/25/2011
State of Alabama
Deed Tax:\$100.00

of the GRANTEES herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs 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 said GRANTEES, their heirs 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 7th day of October, 2011.

ATTEST:

AFK LAND, LLC

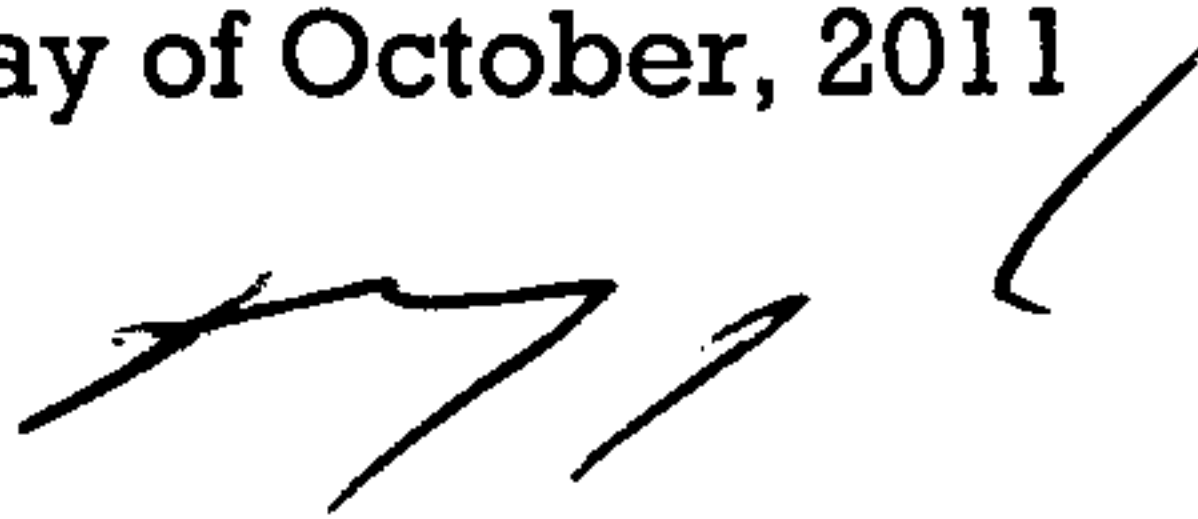


It's Managing Member

STATE OF ALABAMA
SHELBY COUNTY

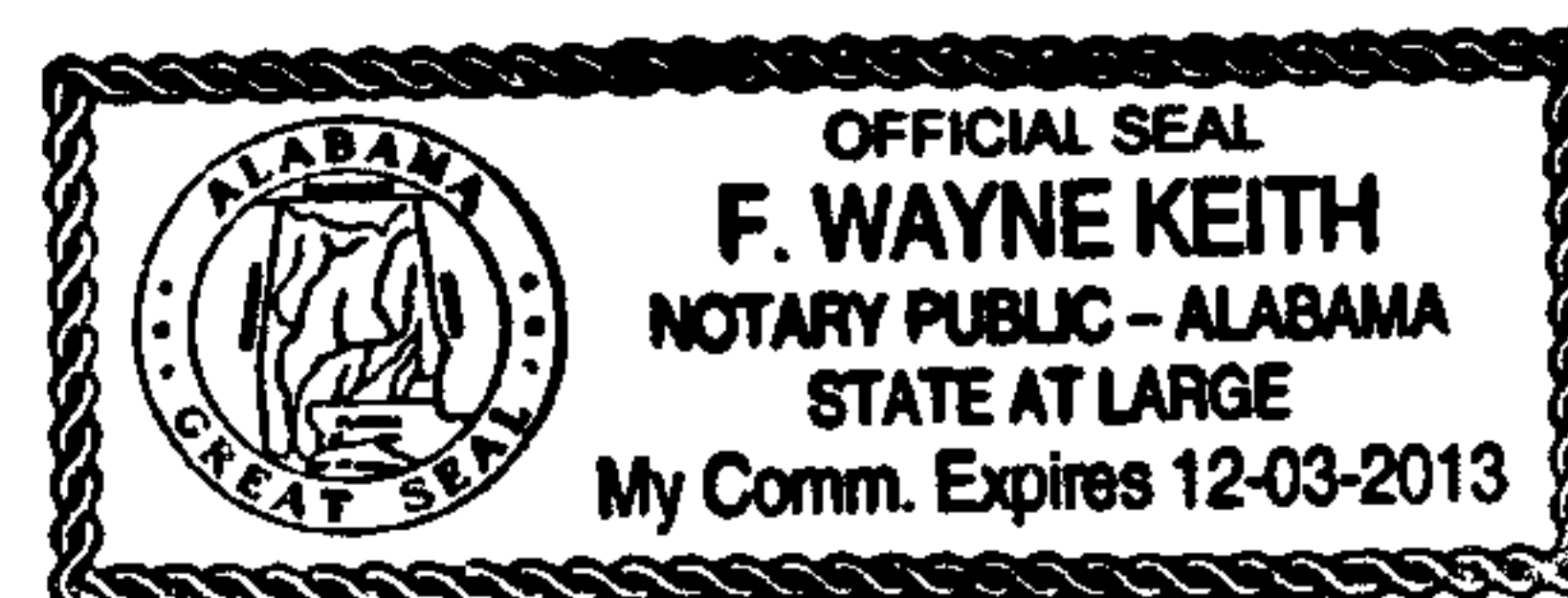
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that David Keith, as Managing Member of AFK Land, LLC, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents 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 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:
John T. and Alice T. Gross
116 Brookshire Lane
Pelham, Alabama 35124


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