

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Two Thousand, Five Hundred and no/100's Dollars (\$22,500.00)** and other good and valuable consideration to the undersigned grantor,

FRANK JONES, an unmarried man

(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

AFK LAND, LLC


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

A parcel of land located in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33 Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1" crimp at the Northwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, thence run Southerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section line 346.66 feet to a $\frac{1}{2}$ " rebar in the centerline of Copperhead Road, thence turn an angle of 100° 00' minutes left and run East-Northeasterly along the centerline of said road a distance of 211.93 feet to a rebar capped EDG at the POINT OF BEGINNING; thence turn an angle of 9° 27' 13" to the right and continue along centerline of said road 152.71 feet to a rebar capped EDG; thence turn an angle of 38° 18' 12" to the right and continue along centerline of said road 116.14 feet to a rebar capped EDG; thence turn an angle of 13° 06' 11" to the right and run Southeasterly along the centerline of said road for a distance of 179.56 feet to a rebar capped EDG; thence turn an angle of 100°26'24" to the left and run Northeasterly a distance of 214.38 feet to a rebar capped EDG; thence turn an angle of 25° 34' 16" to the left and run Northeasterly a distance of 338.09 feet to a rebar capped EDG on the North line of Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence turn an angle of 102° 59' 35" to the left and run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 583.82 feet to a point occupied by tree and offset by a 3 inch disc 1 foot to the west; thence turn an angle of 91° 51' 22" to the left, leaving said $\frac{1}{4}$ - $\frac{1}{4}$ section line and run South a distance of 299.99 feet to the POINT OF BEGINNING.

Subject to:

- 1. 2012 and subsequent years ad valorem taxes.**
- 2. Mineral and mining rights.**


20111025000318160 1/3 \$40.50
Shelby Cnty Judge of Probate, AL
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3. Easement recorded in Instrument 2006-59092 in the Office of the Judge of Probate of Shelby County, Alabama.
4. Easement granted to Colonial Pipeline Company recorded in Volume 342, page 848 in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of way granted to Colonial Pipeline Company recorded in Volume 220, page 503 in the Office of the Judge of Probate of Shelby County, Alabama.

The grantor, Frank Jones is the surviving grantee in that deed recorded in Deed Volume 251, page 132 in the Office of the Judge of Probate of Shelby County, Alabama, the other grantee, Norma Jones, having died on or about the 3rd day of December, 1980.

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


And said GRANTOR does for himself, his heirs, successors and assigns, covenant with said GRANTEE, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, 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 has hereunto set his signature and seal this the 20th day of October, 2011.

ATTEST:

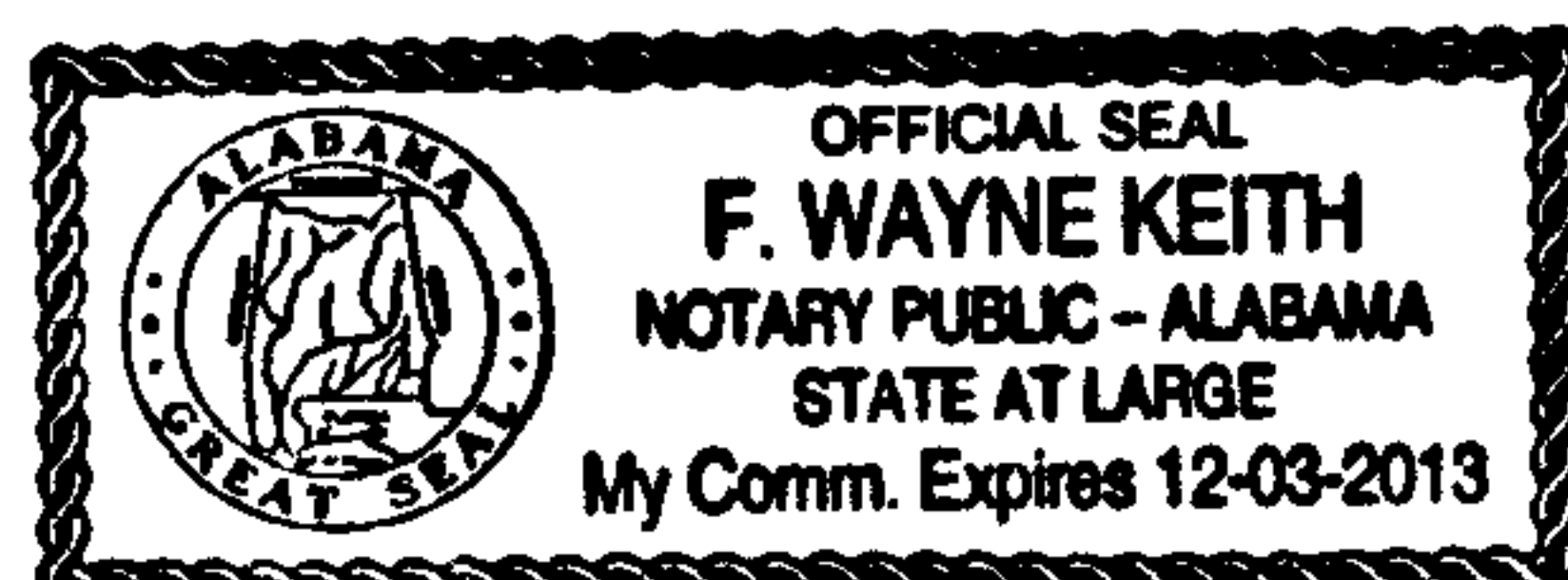
Frank Jones
Frank Jones

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SHELBY COUNTY


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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Frank Jones, whose name 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 executed the same voluntarily.

Given under my hand and seal this the 20th 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:

**AFK Land, LLC
15 Southlake Lane Suite 100
Birmingham, Alabama 35244**



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Shelby County, AL 10/25/2011
State of Alabama
Deed Tax: \$22.50