


WARRANTY DEED

Joint Tenants With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY


20120305000075720 1/2 \$60.00
Shelby Cnty Judge of Probate, AL
03/05/2012 09:26:12 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Forty Five Thousand and no/100's Dollars (\$45,000.00)** 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

CORNELIUS HARRIS, JR. and TERRI HARRIS

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

Lot 14, 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:

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, 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.

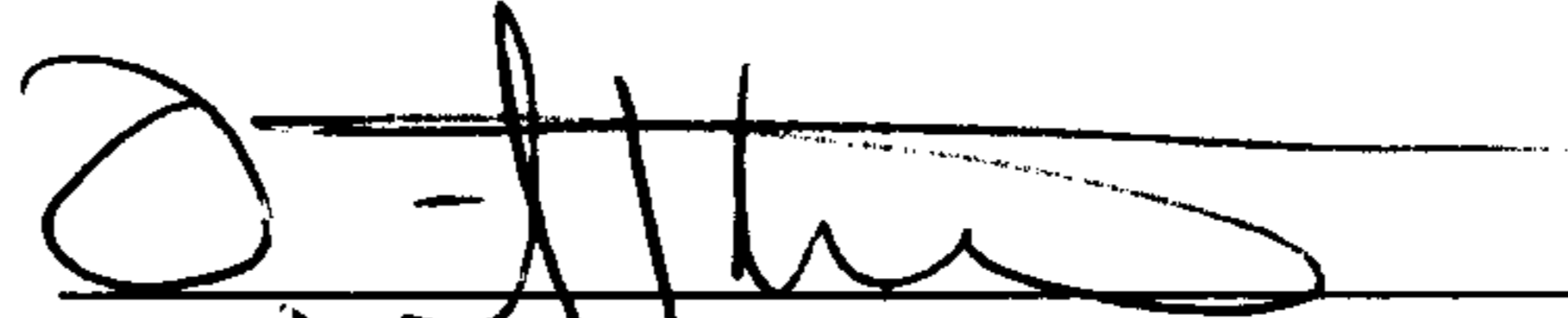
And AFK Land, LLC and their successors and assigns covenant with the said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; 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.

Shelby County, AL 03/05/2012
State of Alabama
Deed Tax: \$45.00

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 24th day of February, 2012.

ATTEST:

AFK LAND, LLC


It's Managing Member

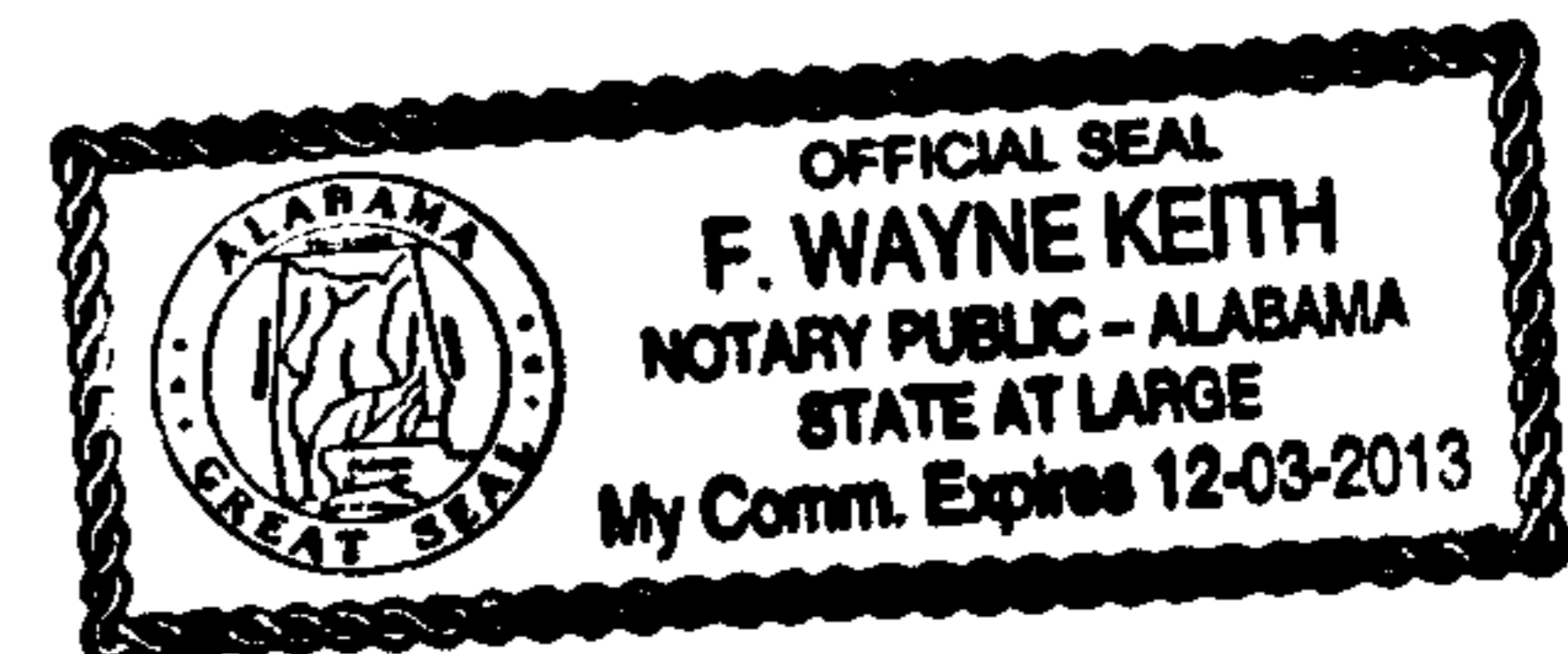
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that David Keith, whose name 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 24th day of February, 2012.


Notary Public

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith, Attorney
120 Bishop Circle
Pelham, Alabama 35124



SEND TAX NOTICE TO:
Cornelius Harris
1513 Wingfield Court
Birmingham, Alabama 35242


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