

THIS INSTRUMENT PREPARED BY:  
Law Offices of Jeff W. Parmer, LLC  
850 Shades Creek Parkway, Suite 210  
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:  
AFK Land, LLC  
15 Southlake Lane  
Suite 100  
Birmingham, AL 35244

STATE OF ALABAMA )  
COUNTY OF JEFFERSON ) STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Eighty-Five Thousand & no/100 (\$285,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Porter Bridge Loan Company, Inc., (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, AFK Land, LLC (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

- See attached Exhibit A.
- Subject to Easements, building set back line, restrictions, and Alabama Power Company easement as shown on recorded map.
- Subject to transmission line permits to Alabama Power Company as recorded in Deed Book 112, Page 191; and Deed Book 111, Page 415, in the Probate Office of Shelby County, Alabama.
- Subject to reservations, limitations, and conditions as set forth in easements for ingress and egress from Barbara Hamby Stone and Mary S. Hamby recorded in Instrument #2000-18507; and Instrument #2000-18508, in the Probate Office of Shelby County, Alabama.
- Subject to agreement by Jan Hamby Piper, as recorded in Real Record 187, Page 272, in the Probate Office of Shelby County, Alabama.
- Subject to flood rights acquired by Alabama Power Company as shown by instrument recorded in Deed Book 263, Page 208, in the Probate Office.
- Subject to terms, conditions, and limitations as set forth in the Covenant Settlement with Lennis W. Caudill in re: Case No. CV-91-879-NS and as set forth in Instrument #1992-15943, in the Probate Office of Shelby County, Alabama.
- Subject to restrictive covenants as shown in document recorded in Instrument #2002-5207, in the Probate Office of Shelby County, Alabama.
- \$305,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set forth hereinabove.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hands and seals this the 27<sup>th</sup> day of February, 2012.

Porter Bridge Loan Company, Inc.  
By: Marc Porter  
Its: President

STATE OF Alabama)  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Marc Porter, whose name as President of Porter Bridge Loan Company, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, he, in his capacity as such President and with full authority, executed the same voluntarily for and as the act of said Corporation on the same that bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27<sup>th</sup> day of February, 2012

NOTARY PUBLIC  
My Commission Expires: 2/25/13

20120315000089940 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
03/15/2012 10:19:05 AM FILED/CERT

# Exhibit A

## Legal Description

### PARCEL I:

Lots 16, 17, 18, and 19, according to the Survey of Chancellors Crossing, as recorded in Map Book 28, Page 75, in the Probate Office of Shelby County, Alabama.

### PARCEL II:

A parcel of land located in the Southeast Quarter of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of the Southeast Quarter of said Section 13; thence run South 00 degrees 42 minutes 01 seconds West along the East line of the Northeast Quarter of the Southeast Quarter of said Section 13 for 1229.47 feet; thence run South 88 degrees 05 minutes 42 seconds West for 675.66 feet; thence run South 16 degrees 04 minutes 53 seconds East for 557.96 feet; thence run South 73 degrees 27 minutes 46 seconds West for 389.72 feet; thence run North 22 degrees 17 minutes 05 seconds East for 192.90 feet; thence run South 86 degrees 36 minutes 35 seconds West for 123.56 feet; thence run North 65 degrees 48 minutes 40 seconds West for 336.06 feet; thence run North 60 degrees 26 minutes 18 seconds West for 224.32 feet; thence run North 67 degrees 53 minutes 19 seconds West for 151.60 feet; thence run North 62 degrees 26 minutes 41 seconds West for 100.81 feet; thence run North 68 degrees 50 minutes 52 seconds West for 90.65 feet; thence run North 51 degrees 49 minutes 17 seconds West for 151.51 feet; thence run North 42 degrees 14 minutes 07 seconds West for 150.05 feet; thence run North 26 degrees 22 minutes 14 seconds West for 157.15 feet; thence run South 46 degrees 16 minutes 50 seconds West for 416.80 feet; thence run South 45 degrees 54 minutes 53 seconds West for 87.59 feet to the point of intersection with the South line of the Northwest Quarter of the Southeast Quarter of said Section 13; thence run South 89 degrees 09 minutes 02 seconds West along the South line of the Northwest Quarter of the Southeast Quarter of said Section 13 for 200.53 feet to the point of intersection with the West line of the Northwest Quarter of the Southeast Quarter of said Section 13; thence run North 02 degrees 40 minutes 44 seconds East along the West line of the Northwest Quarter of the Southeast Quarter of said Section 13 for 1313.31 feet to the Northwest corner of the Northwest Quarter of the Southeast Quarter of said Section 13; thence run North 89 degrees 08 minutes 27 seconds East along the North line of the Northwest Quarter of the Southeast Quarter of said Section 13 for 1269.27 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 13; thence run North 89 degrees 09 minutes 03 seconds East along the North line of the Northeast Quarter of the Southeast Quarter of said Section 13 for 1299.52 feet to the point of beginning.



20120315000089940 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
03/15/2012 10:19:05 AM FILED/CERT