

## **SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

### **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Ten and no/100's Dollars (\$10.00)** and other good and valuable consideration to the undersigned grantor,

**UNION STATE BANK** (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:


**Lots 103 through and including Lot 111, Lots 113 through and including Lot 122, Lots 125 through and including Lot 143 and Lots 99 through and including Lot 101, of the Survey of Lacey's Grove, Phase 2, as recorded in Map Book 38, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Also that certain parcel adjoining Lot 103, situated in the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 21 South, Range 3 West and being more particularly described as follows:**

**Commence at the Northeast corner of Lot 103 and proceed South 70 Degrees East for a distance of 71.81 Feet to a point; thence proceed South 38 Degrees West for a distance of 180 Feet to a point on the Northerly right of way of Crider Rd.; thence proceed in a Northwesterly direction along Crider Rd. to the Southeast corner of said Lot 103; thence proceed in a Northeasterly direction along the Eastern lot line of Lot 103 to the Point of Beginning.**

### **Subject to:**

- 1. Taxes and assessments for the tax year 2012 and subsequent years and not yet due and payable.**
- 2. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 106, Page 565, in the Probate Office of Shelby County, Alabama, and any damages relating to the exercise of such rights or the extraction of such minerals.**
- 3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 102, Page 266 and Deed Book 102, Page 265, in said Probate Office.**

  
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Shelby Cnty Judge of Probate, AL  
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4. Easements and Rights of Way granted to Shelby County as recorded in Deed Book 154, Page 501 and Deed Book 154, Page 499, in said Probate Office.
5. All Matters set forth in Grant of Land Easement and Restrictive Covenants for underground facilities to Alabama Power Company as recorded in Instrument 2006121000601470, Instrument No. 2005080300393820 and Instrument No. 20050801000385500, in said Probate Office.
6. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.
7. Notice to the insured is hereby given that the recorded subdivision map(s), as recorded in Map Book 38, Page 19, contains on the face of same a statement pertaining to natural lime sinks. No liability is assumed hereunder for same.
8. Restrictions appearing of record in Instrument No. 20051013000532900 and First Amendment as recorded in Instrument No. 2006122100062100, in said Probate Office, but deleting any restrictions based on race, color, creed or national origin.
9. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto and any damages relating to the exercise of such rights or the extraction of such minerals.
10. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed from Lacey's Grove LLC to Union State Bank, dated September 30, 2011, recorded in Instrument No. 20111004000293210, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

The above described property is sold as is and Grantor only warrants title from the time Grantor obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

TO HAVE AND TO HOLD, unto the said Grantee, it's successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has hereto set its signature and seal, this the 29th day of June, 2012.


ATTEST:

\_\_\_\_\_

UNION STATE BANK

By:

  
\_\_\_\_\_  
Thomas E. Thornton, Jr.  
It's Assistant Vice President

  
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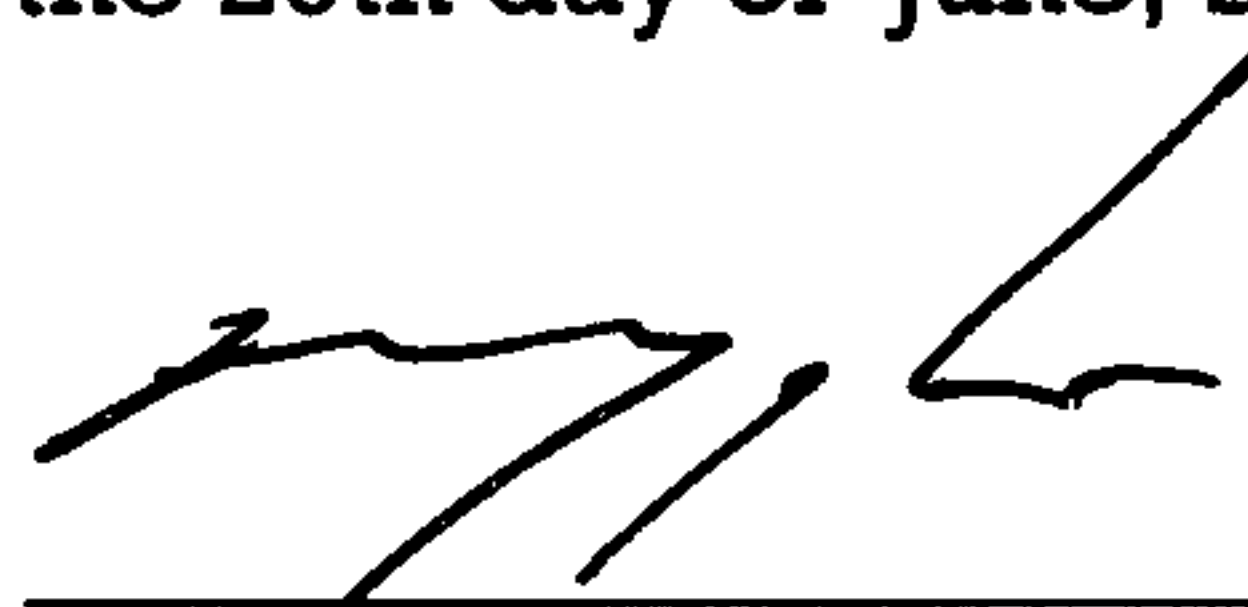
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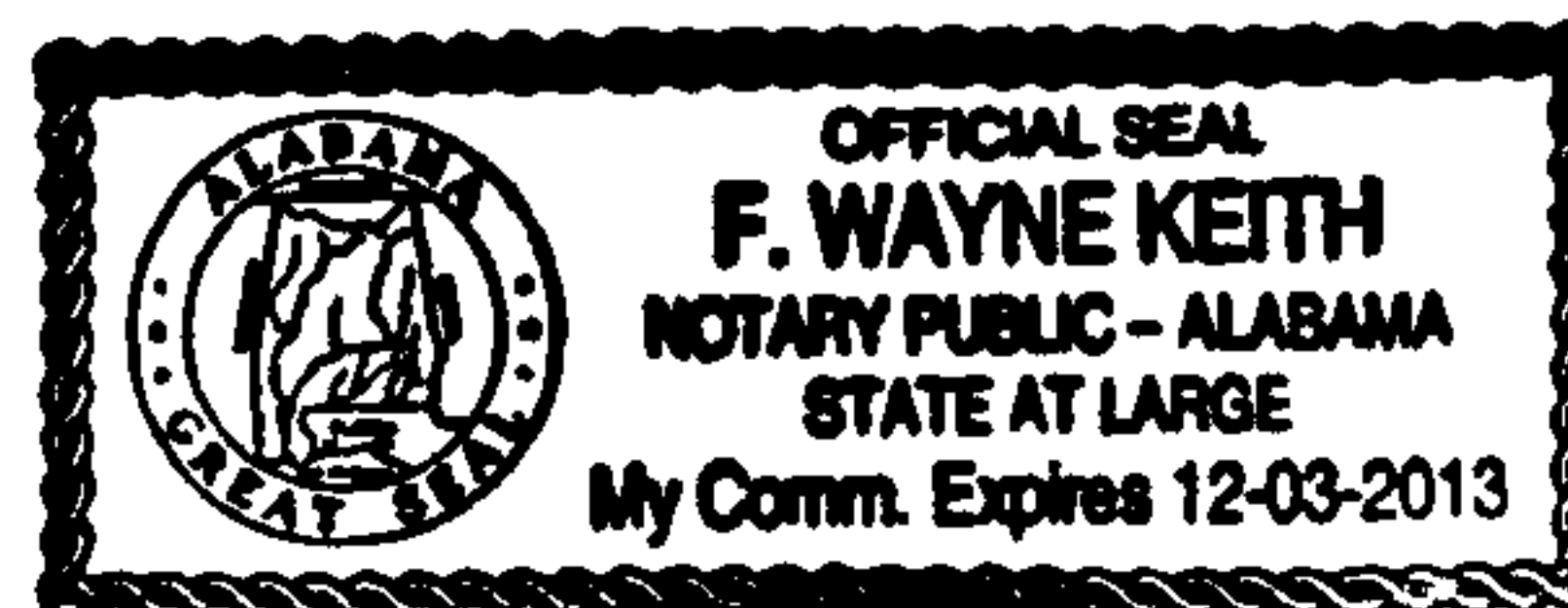
**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Thomas E. Thornton, Jr. whose name as Assistant Vice President of Union State Bank 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 Assistant Vice President executed the same voluntarily and as the act of Union State Bank on the day the same bears date.


Given under my hand and seal this the 29th day of June, 2012

  
\_\_\_\_\_  
Notary Public

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



**SEND TAX NOTICE TO:**  
AFK Land, LLC  
120 Bishop Circle  
Pelham, Alabama 35124

  
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Shelby County, AL 07/05/2012  
State of Alabama  
Deed Tax: \$431.50