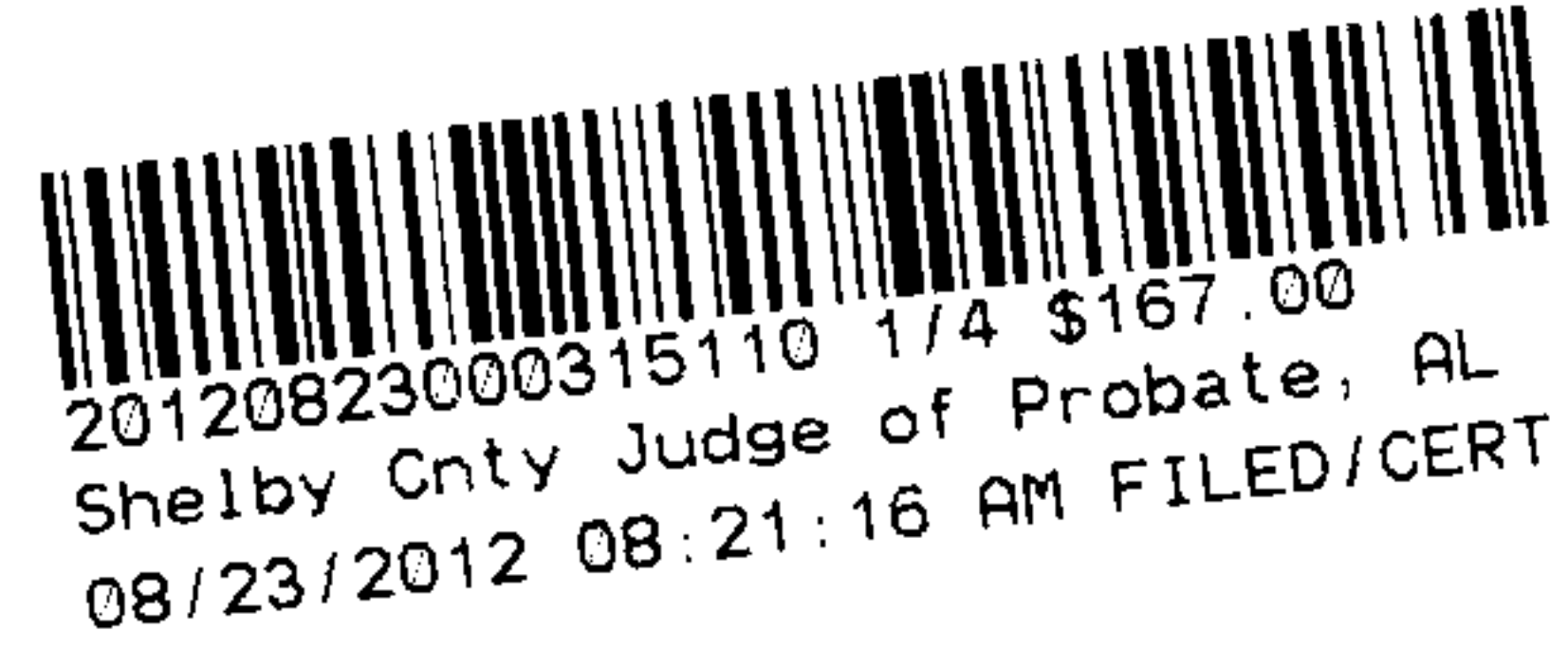


**WARRANTY DEED**  
**Joint Tenants with Right of Survivorship**



STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Forty Six Thousand and no/100's Dollars (\$146,000.00)** 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

**D. ELWYN BEARDEN and DEBBY S. BEARDEN**

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

Parcel I:

A parcel of land located in the NE ¼ of the SE ¼ of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; Commence at the Northeast corner of the NE ¼ of the SE ¼ of Section 13, Township 20 South, Range 2 East. Shelby County. Alabama and run S 89°09'03" W a distance of 962.04 feet to the Easterly edge of a 30' easement; thence S 16°10'16" E along the Easterly edge of said easement a distance of 1104.49 feet; thence S 73°49'44" W a distance of 80 feet to the center of a 100 foot Alabama Power right-of-way; thence S 16°10'16" E along the center of said right-of-way a distance of 160.00 feet; thence N 87°58'22" E leaving said right-of-way a distance of 675.22 feet to the East line of said ¼-¼ Section; thence N 0°33'03" E along said East line a distance of 1227.17 feet to the Point of Beginning.

Parcel II:

Lots 17, 18 and 19, according to the Survey of Chancellor's Crossing, as recorded in Map Book 28, page 75, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2012 and subsequent years.
2. 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.
3. 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.

4. Subject to agreement by Jan Hamby Piper, as recorded in Real Record 187, Page 272, in the Probate Office Shelby County. Alabama,

5. Subject to flood rights acquired by Alabama Power Company us shown by instrument recorded in Deed Book 263, Page 208, in the Probate Office.

6. 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.

9. Subject to restrictive covenants as shown in document recorded in Instrument #2002-5207, in the Probate Office of Shelby County, Alabama.

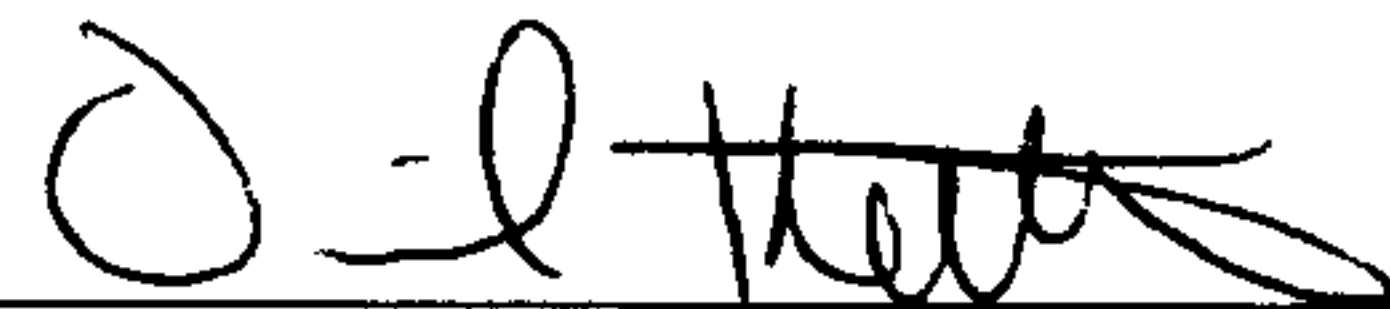
10. Right-of-way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Inst. No. 2003/66108.

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 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 16th day of August, 2012.

ATTEST:

AFK LAND, LLC



It's Managing Member

*Notary on next page*

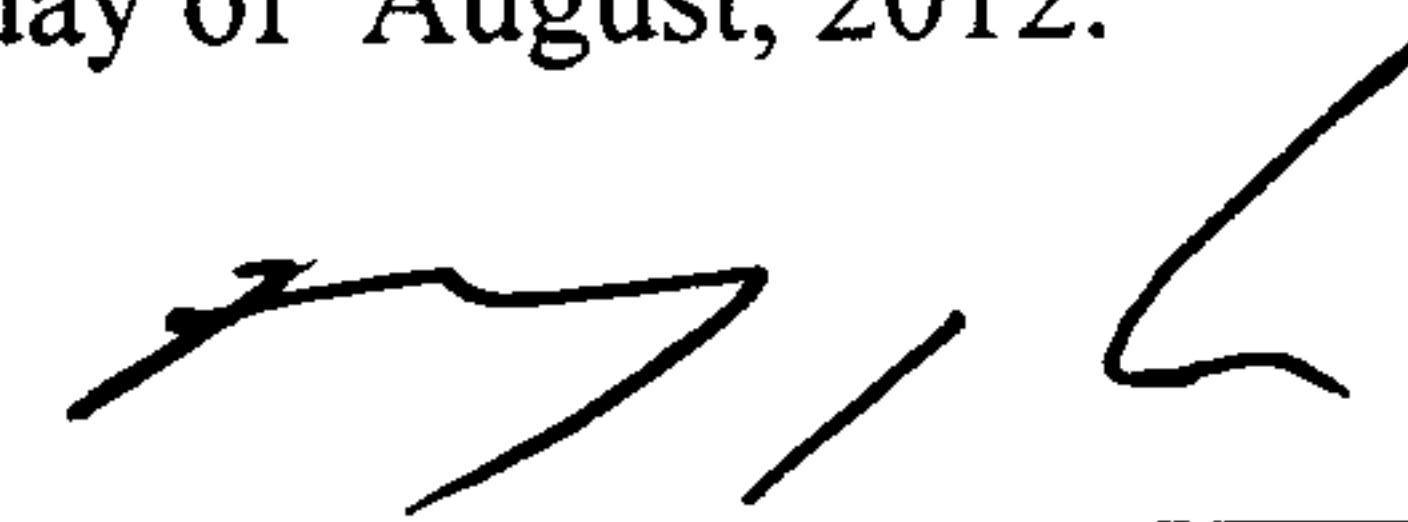
20120823000315110 2/4 \$167.00  
Shelby Cnty Judge of Probate, AL  
08/23/2012 08:21:16 AM FILED/CERT



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.

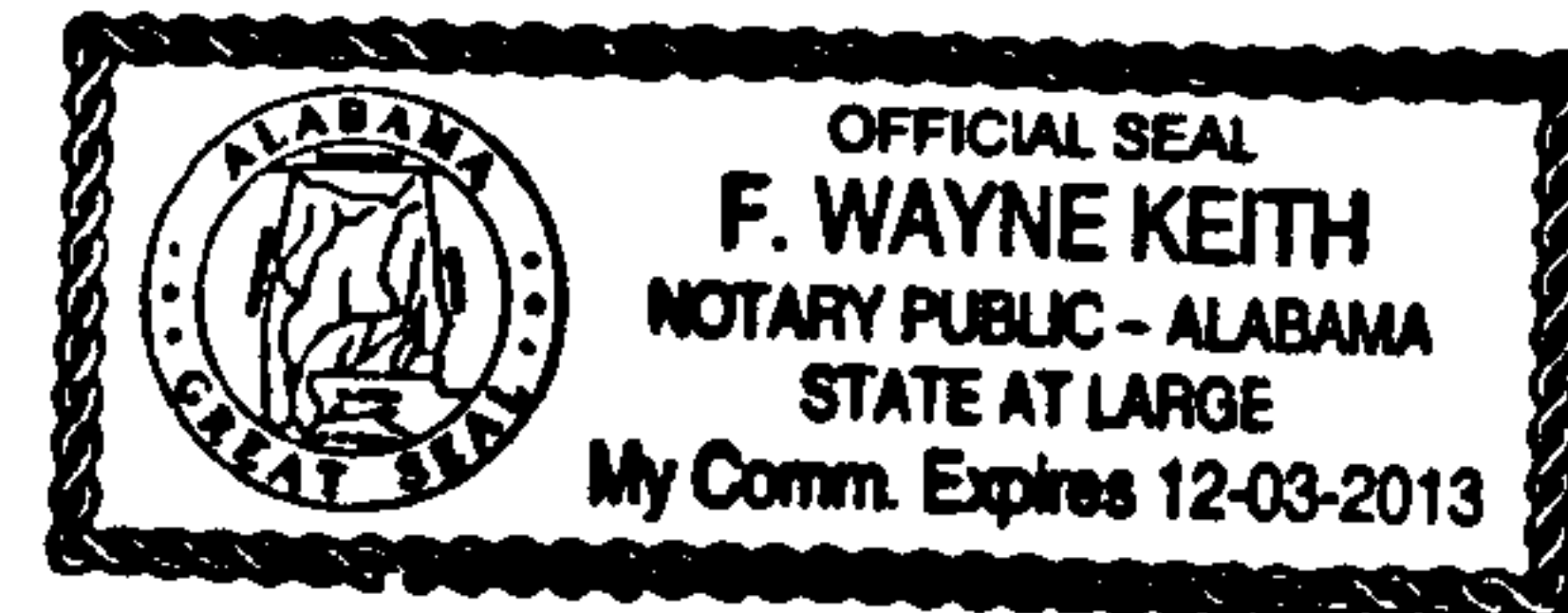
Given under my hand and seal this the 16th day of August, 2012.



Notary Public

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith, Attorney  
120 Bishop Circle  
Pelham, Alabama 35124



SEND TAX NOTICE TO:

D. Elwyn Bearden  
3490 Bearden Lane  
Helena, Alabama 35080



20120823000315110 3/4 \$167.00  
Shelby Cnty Judge of Probate, AL  
08/23/2012 08:21:16 AM FILED/CERT

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name AFK Land, LLC

Mailing Address 120 Bishop Circle  
Pelham, AL 35124

Property Address: See deed for legal

Grantee's Name D. Elwyn and  
Debby S. Bearden

Mailing Address 3490 Bearden Lane  
Helena, Alabama 35080

Date of Sale: 08-16-12

Total Purchase Price \$146,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

1. Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
2. Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
3. Property address - the physical address of the property being conveyed, if available.
4. Date of Sale — the date on which interest to the property was conveyed.
5. Total purchase price - the total amount paid for the purchase of the property, both real and personal being conveyed by the instrument offered for record.
6. Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessors current market value.
7. If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date August 16, 2012

☐ Unattested

x

Form RT-1

x

Print: D. Elwyn Bearden

Sign

(verified by) (Grantee)

Print: Debby S. Bearden

Sign

(verified by) (Grantee)

Shelby County, AL 08/23/2012  
State of Alabama  
Deed Tax: \$146.00



20120823000315110 4/4 \$167.00  
Shelby Cnty Judge of Probate, AL  
08/23/2012 08:21:16 AM FILED/CERT