

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Eighty Five Thousand and no/100's Dollars (\$185,000.00)** 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 GRANTEE the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

**Phillip Glassco**

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

### **Parcel 1**

**Lot 16, according to the Survey of Chancellors Crossing, as recorded in Map Book 28, Page 75, in the Probate Office of Shelby County, Alabama.**

### **Parcel 2**

**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**



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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.

Less and except:

A parcel of land located in the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; Commence at the Northeast corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  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  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence N 0°33'03" E along said East line a distance of 1227.17 feet to the Point of Beginning.

Subject to:

1. Taxes for the year 2013 and subsequent years.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Subject to transmission line permits to Alabama Power Company recorded in Deed Book 112, Page 191 and Deed Book 111, Page 415.
4. 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 Inst. No. 2000- 18507 and Inst. No. 2000-18508.
5. Subject to agreement by Jan Hamby Piper, as recorded in Real Record 187, Page 272.
6. Subject to flood rights acquired by Alabama Power Company as shown by instrument recorded in Deed Book 263, Page 208.
7. 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 Inst. No. 1992-15943.
8. Subject to restrictive covenants as shown on Inst. No. 2002-5207.
9. Riparian rights associated with the Coosa River under applicable State and/or Federal law.

  
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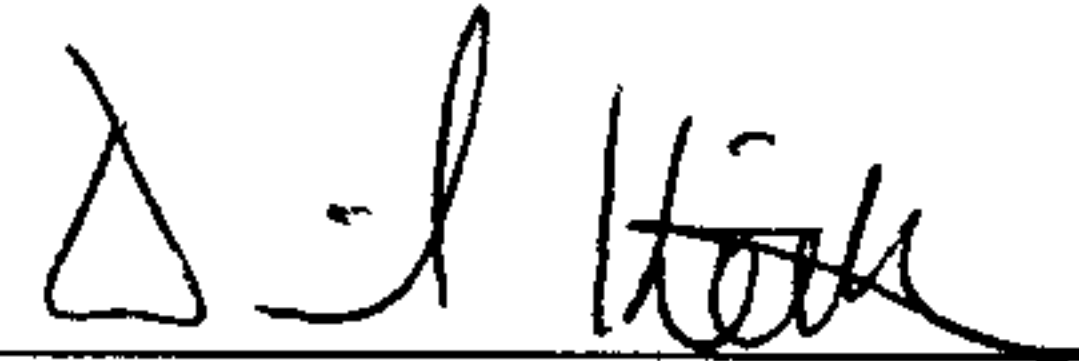
TO HAVE AND TO HOLD, unto the said GRANTEE, his heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his 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 GRANTEE, his 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 13<sup>th</sup> day of November, 2012.

ATTEST:

AFK LAND, LLC

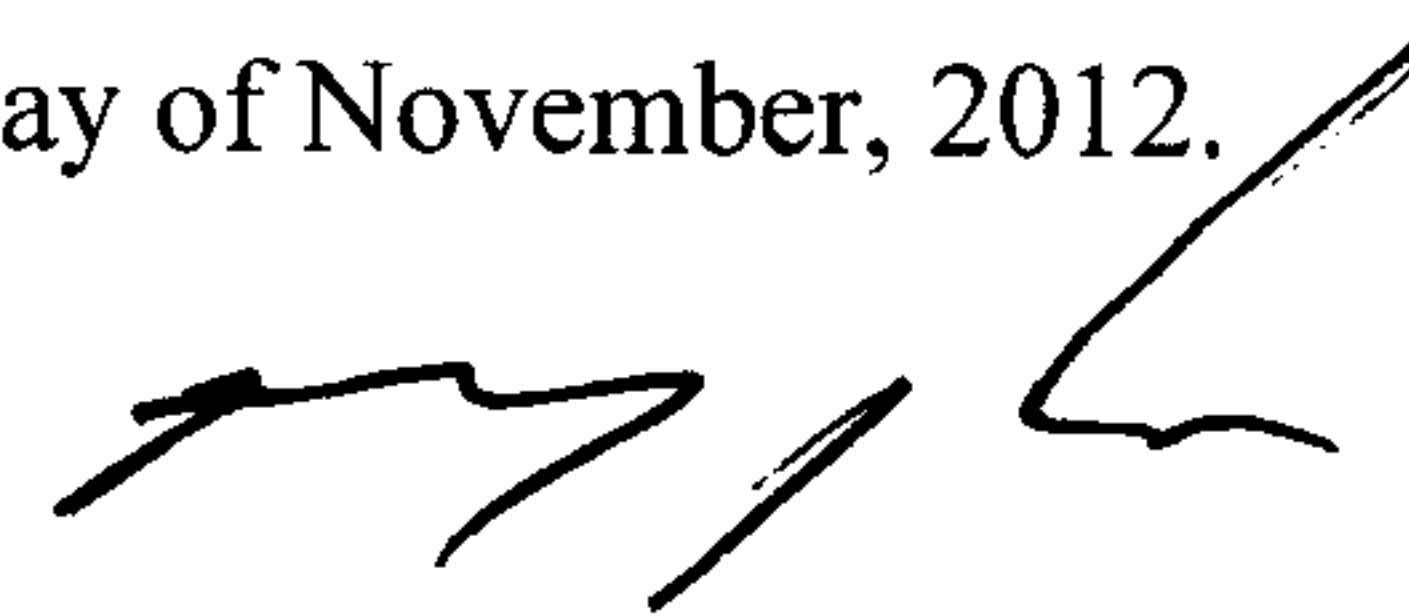
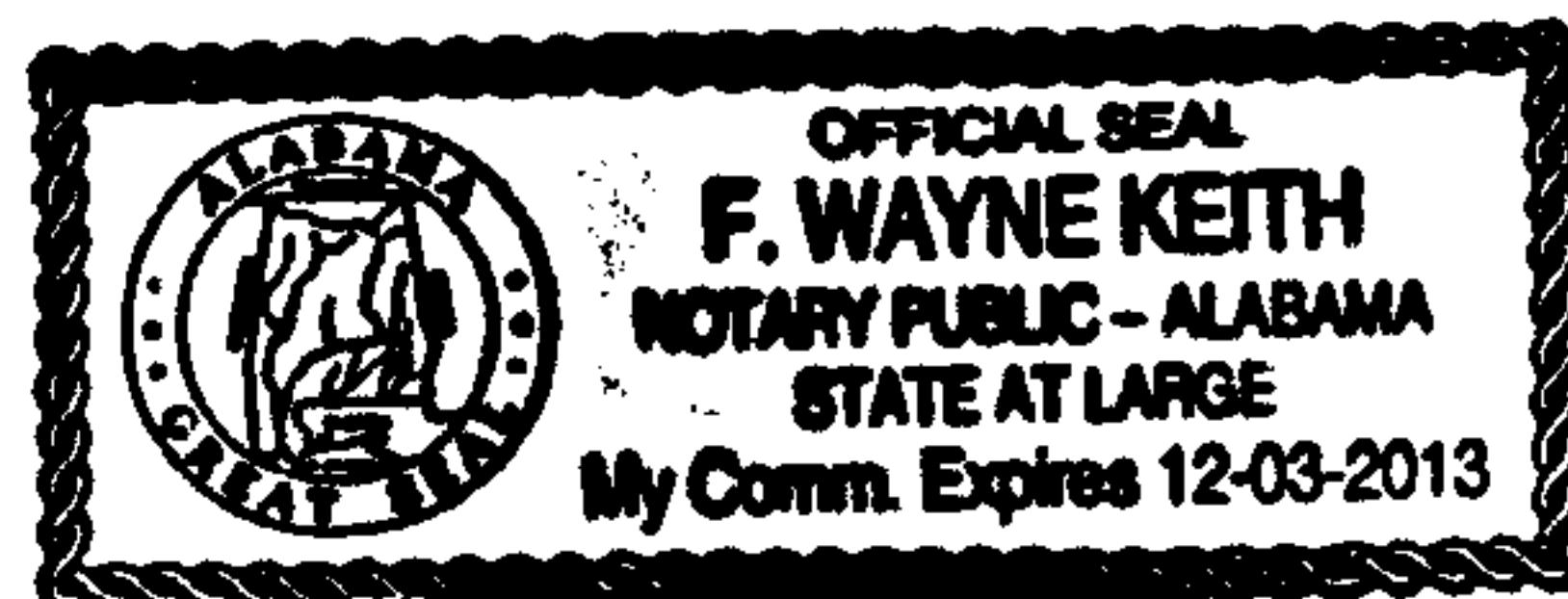


It's Managing Member

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that David Keith, 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 13<sup>th</sup> day of November, 2012.



Notary Public

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

SEND TAX NOTICE TO:  
Phillip Glassco  
1031 Blue Herron Point  
Birmingham, Alabama 35242



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### 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	Grantee's Name	Phillip Glassco
Mailing Address	120 Bishop Circle Pelham, AL 35124	Mailing Address	1031 Blue Herron Point Birmingham, AL 35242

Properly Address: Lot 16 Chancellor Crossing  
plus metes and bounds  
Harpersville, AL

Date of Sale: 11-13-12  
Total Purchase Price \$185,000.00  
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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement		

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: November 13, 2012

Print: AFK Land LLC

☐ Unattested

x

Sign [Signature]  
(verified by) Managing Member

x

Sign [Signature]  
(verified by) Phillip Glassco

Form RT-1

Shelby County, AL 11/16/2012  
State of Alabama  
Deed Tax: \$185.00

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