


WARRANTY DEED


20121206000466480 1/3 \$113.00
Shelby Cnty Judge of Probate, AL
12/06/2012 09:18:22 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ninety Five Thousand and no/100 Dollars (\$95,000.00)** and other good and valuable consideration to the undersigned grantors,

Michael R. Inman and wife, Karen J. Inman

in hand paid by the grantee,

AFK Land, LLC

the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Survey of Stagg Run, as recorded in Map Book 39, Page 67, 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 grantee, **AFK Land, LLC** and its successors and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/06/2012
State of Alabama
Deed Tax: \$95.00

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 29th day of November, 2012.

WITNESS:



Michael R. Inman

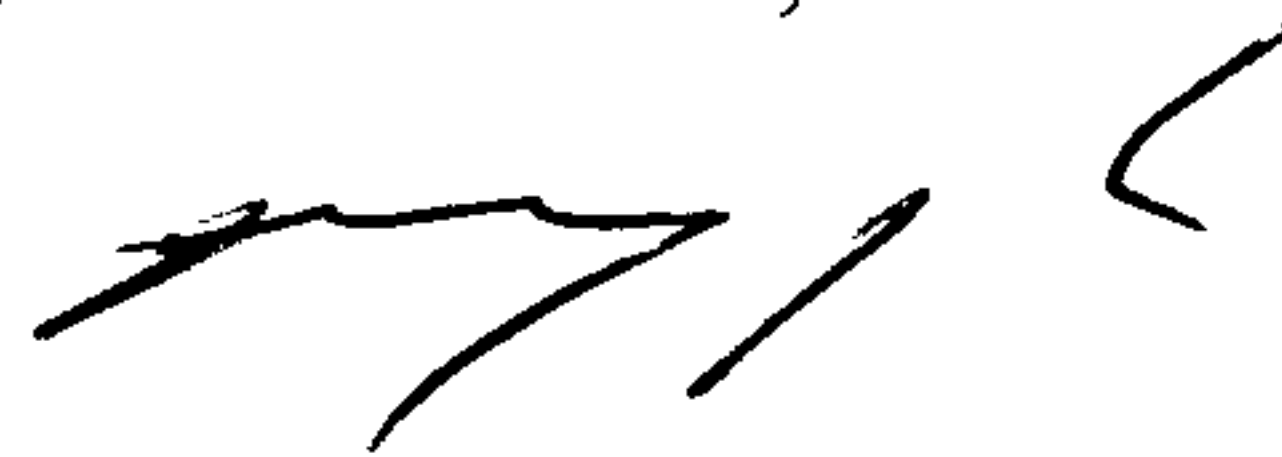


Karen J. Inman

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Michael R. Inman and Karen J. Inman, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

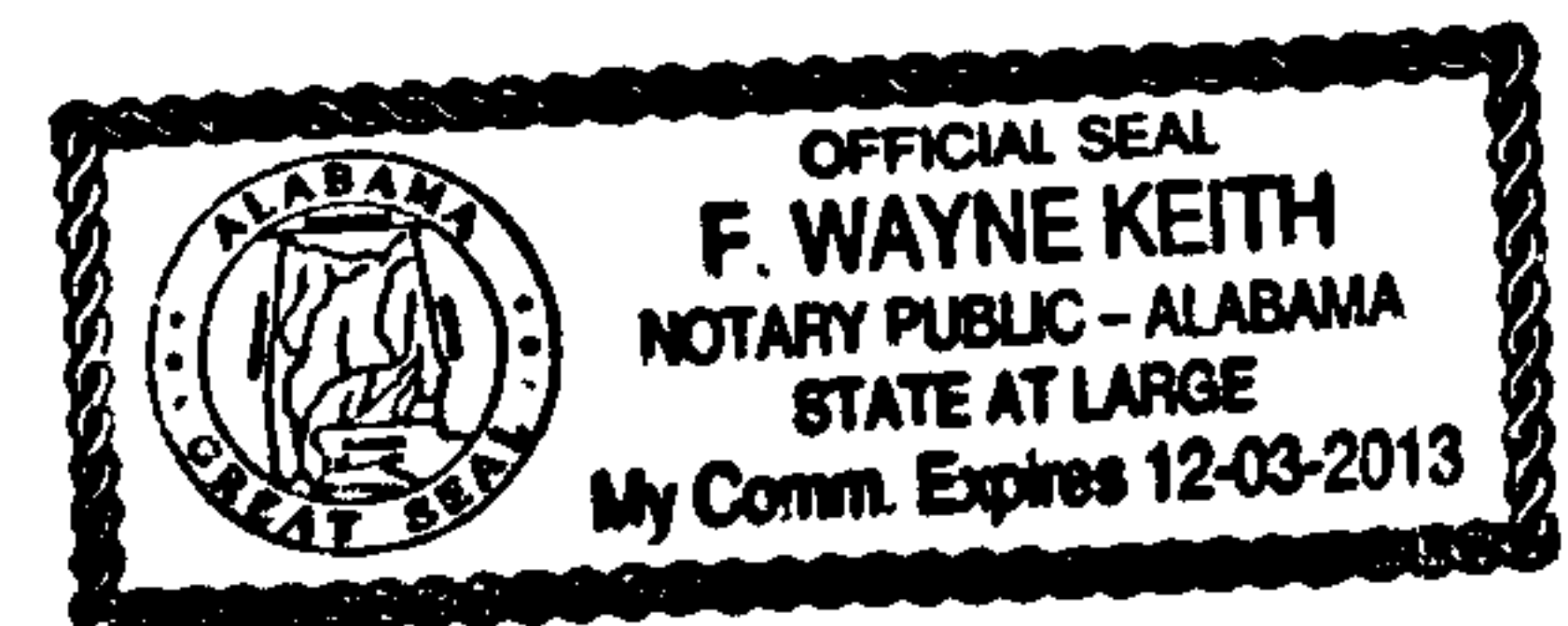
Given under my hand and seal this the 29th day of November, 2012.



Notary Public

THIS INSTRUMENT WAS 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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Real Estate Sales Validation Form

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

| | | | |
|-----------------|--|-----------------|--|
| Grantor's Name | Michael R. Inman Karen J. Inman | Grantee's Name | AFK Land, LLC |
| Mailing Address | 901 Horse Mountain Road Shelbyville, TN 37160 | Mailing Address | 120 Bishop Circle Pelham, AL 35124, |

Property Address: Lot 27, Staggy Run

Date of Sale: November 29, 2012

Total Purchase Price \$95,000.00

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 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 29, 2012

☐ Unattested

x

Sign Michael R. Inman
(verified by) Michael R. Inman-grantor

x

Sign Karen J. Inman
(verified by) Karen J. Inman-grantor

AFK Land, LLC-grantee

x

Sign David Keith
(verified by) -David Keith (Managing Member)



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