

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, Thirty Three Thousand and no/100's Dollars (\$133,000.00)** 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

Roscoe V. Jones and Ann C. Jones

(hereinafter referred to as GRANTEES) as joint tenants with right of survivorship, 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 2013 and subsequent years;


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, 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,

Shelby County, AL 12/06/2012
State of Alabama
Deed Tax: \$133.00


20121206000466490 1/3 \$151.00
Shelby Cnty Judge of Probate, AL
12/06/2012 09:18:23 AM FILED/CERT

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 30th day of November, 2012.

ATTEST:

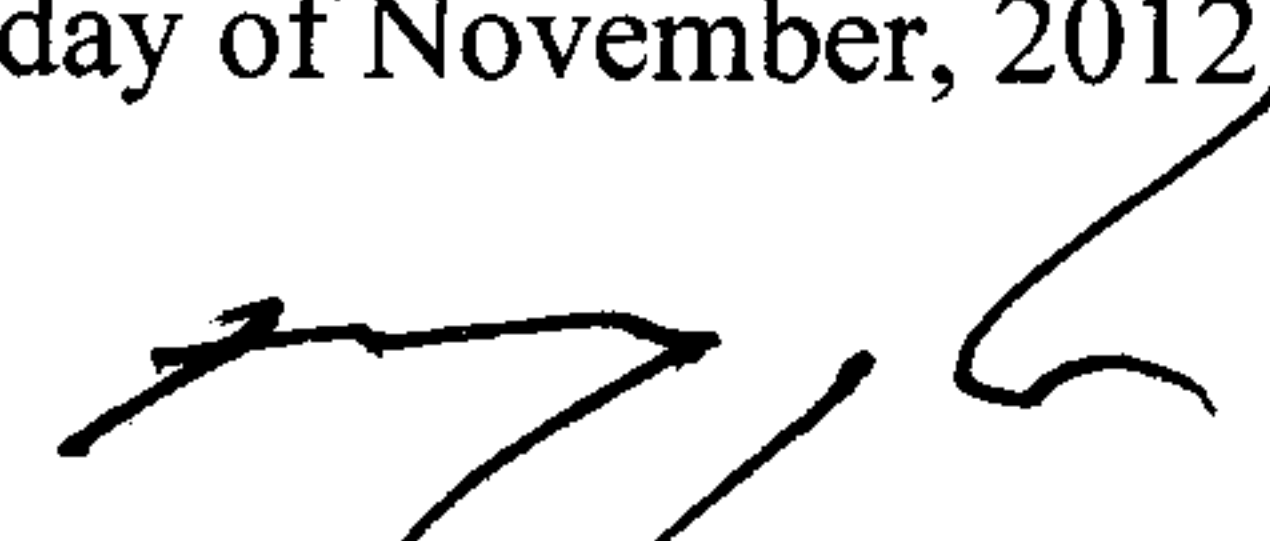
AFK Land, LLC


It's Managing Member

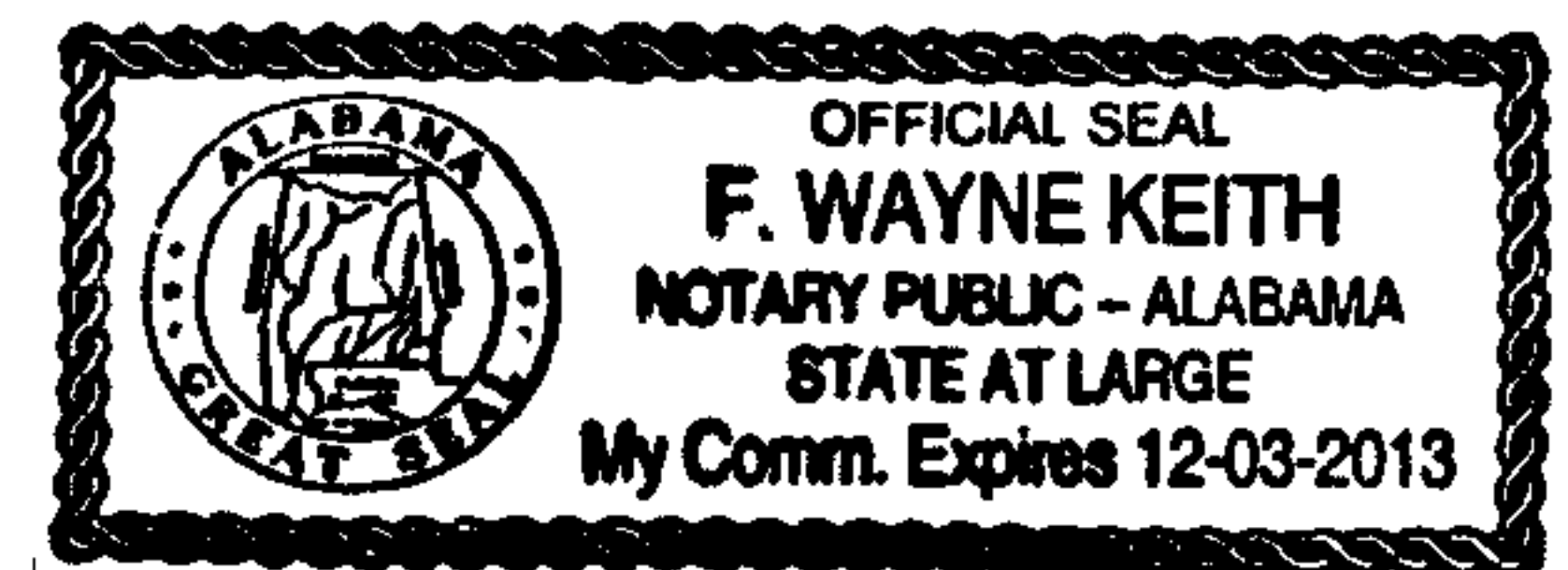
STATE OF ALABAMA
SHELBY COUNTY

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 30th day of November, 2012


Notary Public

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



SEND TAX NOTICE TO:
Roscoe V. and Ann C. Jones
3555 Grandview Parkway
Apartment 206
Birmingham, Alabama 35243


20121206000466490 2/3 \$151.00
Shelby Cnty Judge of Probate, AL
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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	Roscoe V. Jones Ann C. Jones
Mailing Address	120 Bishop Circle Pelham, AL 35124	Mailing Address	3555 Grandview Parkway Apartment 206 Birmingham, AL 35243
Property Address:	Lot 27, Stagg Run Indian Springs, AL 35124	Date of Sale:	November 30, 2012
		Total Purchase Price	\$133,000.00
		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 30, 2012


AFK Land, LLC - grantee

☐ Unattested

x

Sign 
(verified by) David Keith-Managing Member

x

Sign 
(verified by) Roscoe V. Jones-grantee

x

Sign 
(verified by) Ann C. Jones-grantee

Form RT-1

