

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty Three Thousand, and no/100's Dollars (\$23,000.00) 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

AFK PROPERTIES, LLC

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

Lots 7, 8, 9, 10, 11, 12, 13, 26, 27, 28, 29, 30, 31, 33, 34 and 35 and Common Areas, according to the Survey of Greenbriar Place, as recorded in Map Book 36, Page 4, in the Probate Office of Shelby County, Alabama.

Grantee, by acceptance of this Deed, herein agrees to assume the indebtedness evidenced by that note and mortgage to Entrust Administration of the Southeast fbo account 07-1852 nka as IRA Innovations, Inc. fbo Keith Russell, IRA, which said mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument 20111222000388780.


Grantee, by acceptance of this Deed, herein agrees to assume the indebtedness evidenced by that note and mortgage to Entrust Administration of the Southeast fbo account 07-1858 nka as IRA Innovations, Inc. fbo Mike Clardy, IRA, which said mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument 20111222000388790

No title opinion was requested by the parties to this deed and no title opinion is made by the Preparer of this deed.

TO HAVE AND TO HOLD, unto the said GRANTEE, its successors and assigns.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors 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 GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

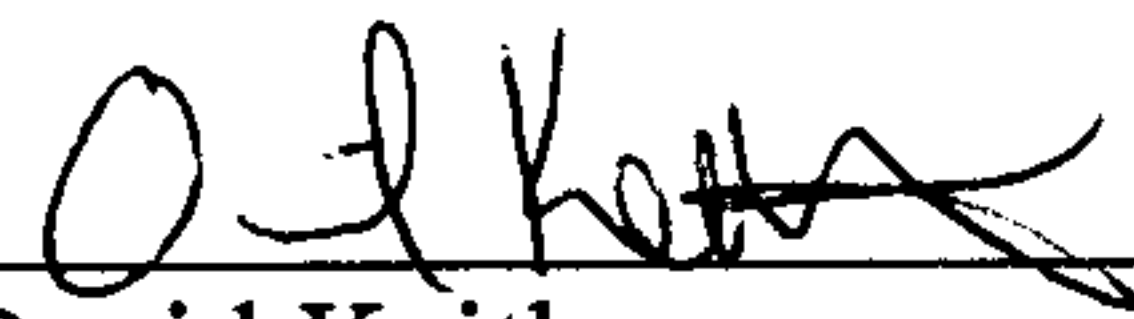
Shelby County, AL 12/28/2012  
State of Alabama  
Deed Tax: \$23.00

  
20121228000495990 1/3 \$41.00  
Shelby Cnty Judge of Probate, AL  
12/28/2012 09:33:02 AM FILED/CERT

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 21st day of December, 2012.

ATTEST:

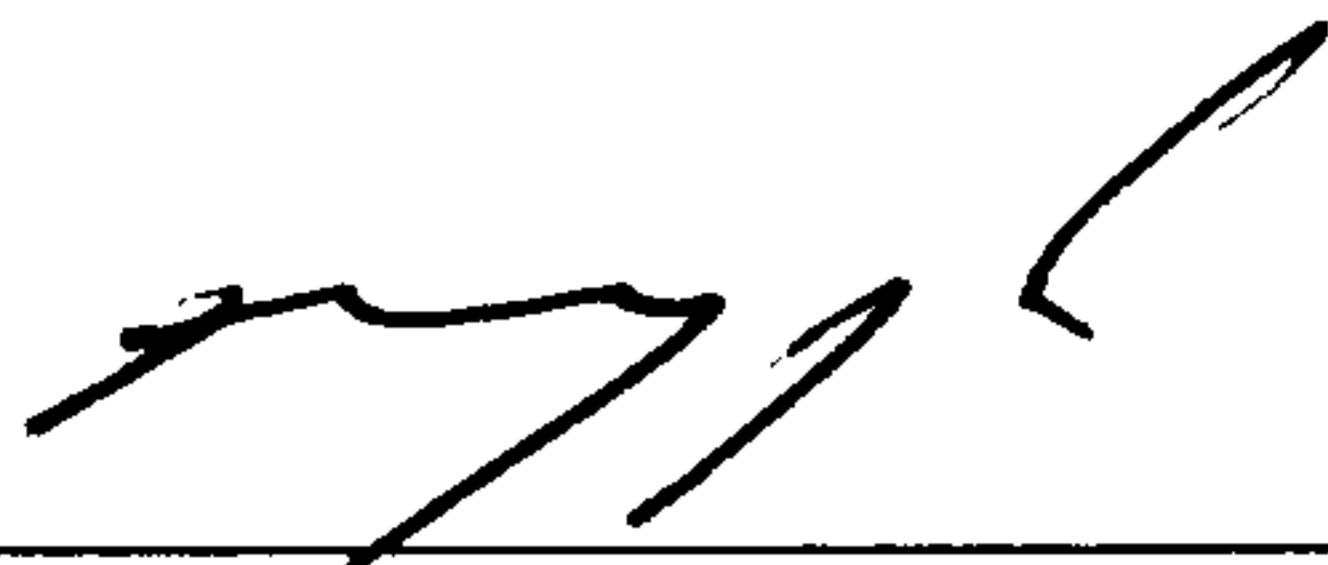
AFK LAND, LLC

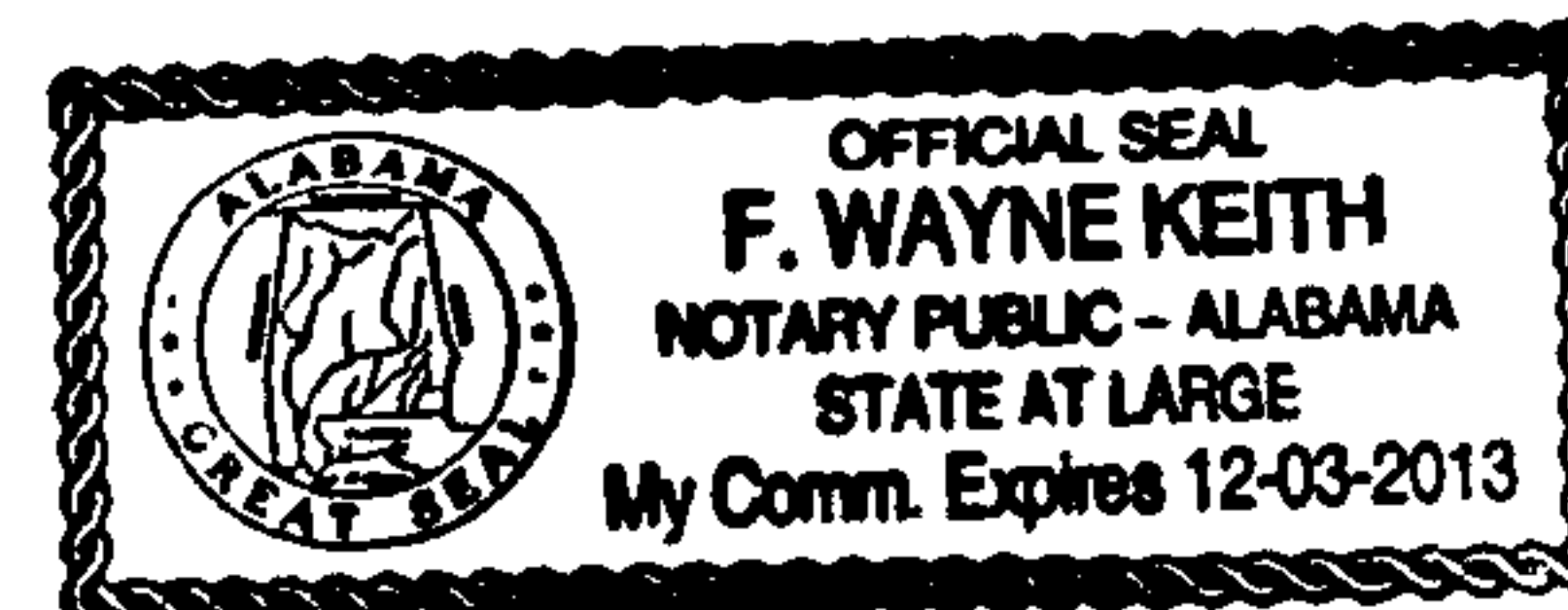
  
\_\_\_\_\_  
David Keith  
Its Managing Member

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 21st day of December, 2012.

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



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

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



20121228000495990 2/3 \$41.00  
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    AFK Properties, LLC

Mailing Address    120 Bishop Circle  
Pelham, AL 35124

Mailing Address    120 Bishop Circle  
Pelham, AL 35124

Property Address: Lots 7, 8, 9, 10, 11, 12  
13, 26, 27, 28, 29, 30,  
31, 33, 34 & 35  
Greenbriar Place

Date of Sale: December 21, 2012

Total Purchase Price \$23,000.00

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  
x Sales Contract  
x 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: December 21, 2012

AFK Land, LLC-grantor

\_\_\_\_\_ Unattested

x

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

AFK Properties, LLC-grantee

Sign \_\_\_\_\_  
(verified by) Jerry Roberts Adams, Jr.-Member

x

Form RT-1



20121228000495990 3/3 \$41.00  
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