


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

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

[Space Above This Line For Recording Data]

WARRANTY DEED


20130820000339630 1/3 \$342.00
Shelby Cnty Judge of Probate, AL
08/20/2013 11:30:27 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Twenty Two Thousand and no/100's Dollars (\$322,000.00)** and other good and valuable consideration to the undersigned grantor,

Mitford Heights Development, 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 6 thru 41, 85 thru 127, 131, 132, 134, 135, 137 thru 172, according to the Final Plat of Townside Square, Sector one, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

Parcel I:

Lot 136, according to the Final Plat of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

Parcel II:

South ½ of the SE ¼ of the SE ¼ of Sector 31, Township 21 South, Range 2 West, except for part platted in Final plat of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

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. 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.**
- 4. Restrictions appearing of record in Inst. No. 2007-53167 and Inst. No. 2007-51631.**
- 5. Right-of-way granted to Alabama Power Company recorded in Volume 234, Page 862 and Volume 136, Page 330.**

Shelby County, AL 08/20/2013
State of Alabama
Deed Tax: \$322.00

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.

IN WITNESS WHEREOF, the said grantor, by its Members who are authorized to execute this conveyance has hereunto set its signature and seal this the 19th day of August, 2013.

Gibson & Anderson Construction, Inc -Member

Earl Gibson-Its Officer

Brett Winford-Member

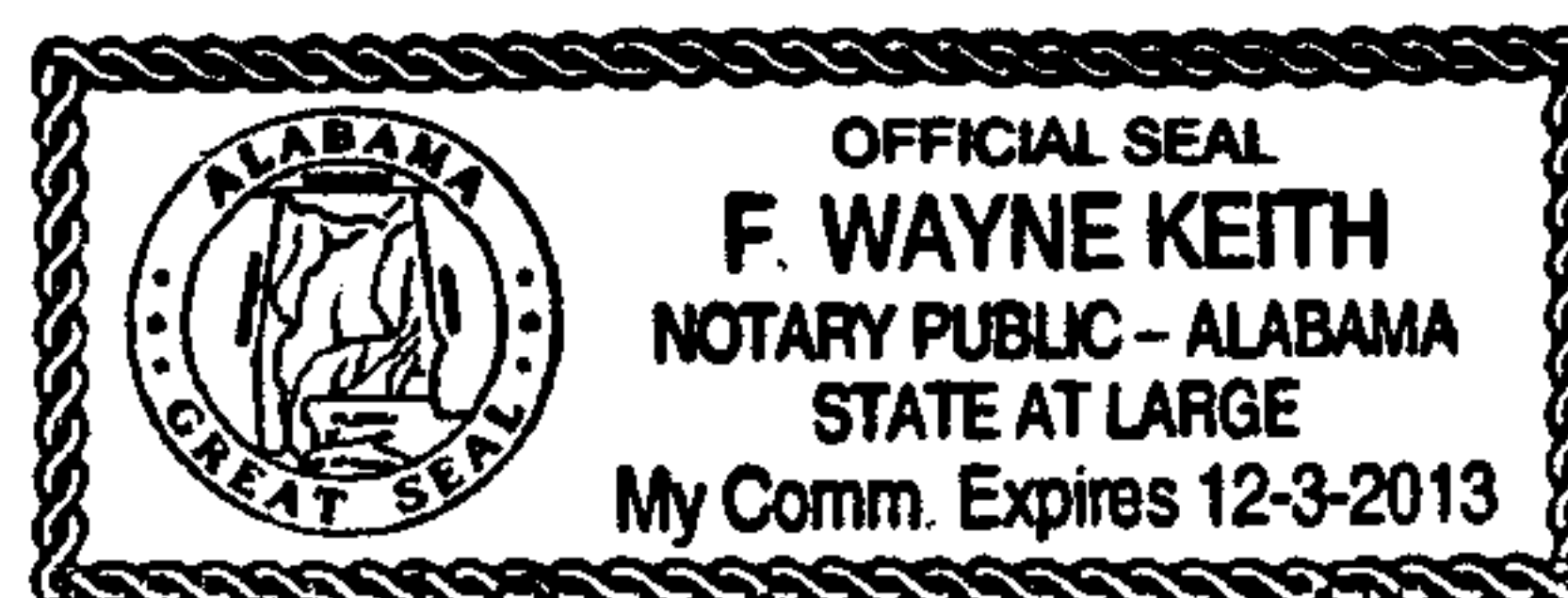
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Earl Gibson, whose name as officer of Gibson & Anderson Construction, Inc., a Member of Mitford Heights Development, 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 in his corporate capacity as such 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 19th day of August, 2013.

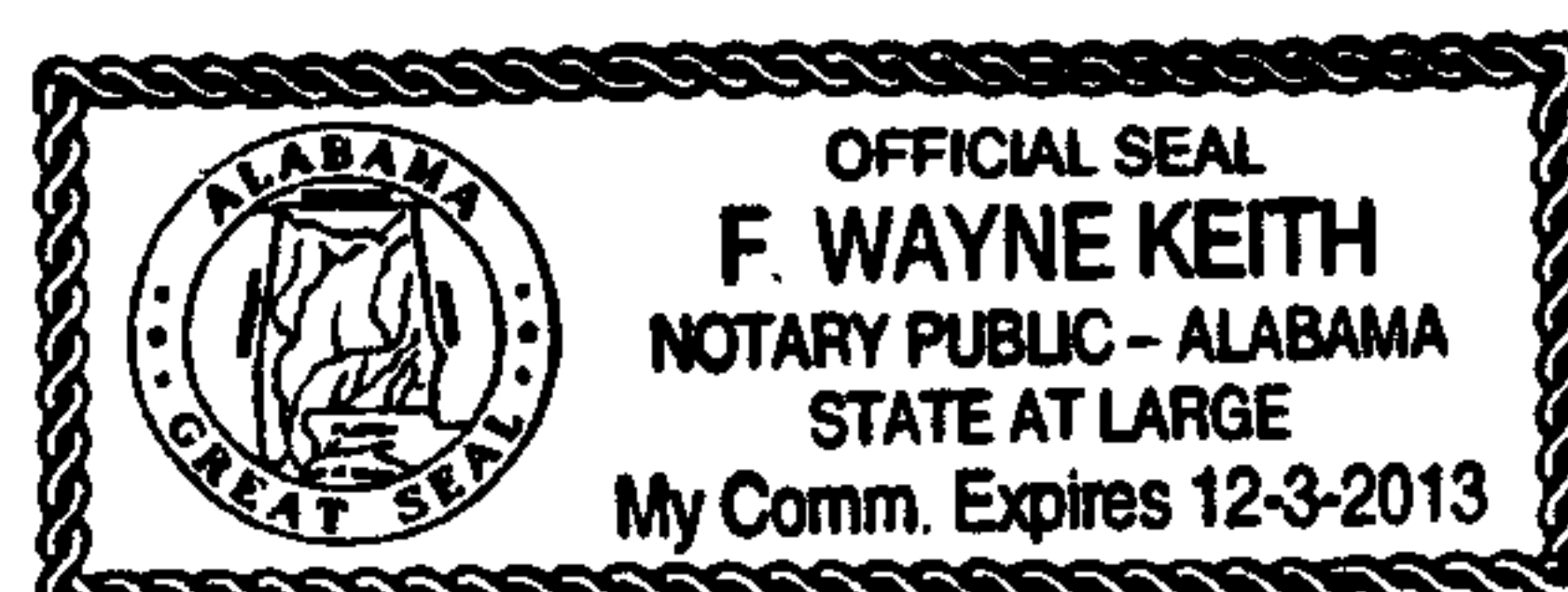
Notary Public

STATE OF ALABAMA
SHELBY COUNTY



I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Brett Winford, whose name as Member of Mitford Heights Development, 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 in his capacity as such 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 19th day of August, 2013.



Notary Public

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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: Mitford Heights Development, LLC

Grantees' Name: AFK Properties, LLC

Mailing Address: 2539 Rocky Ridge Road
Birmingham, AL 35243

Mailing Address: 120 Bishop Circle
Pelham, AL 35124

Properly Address: See attached for legal

Date of Transfer: August 19 2013
Total Purchase Price \$322,000.00

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

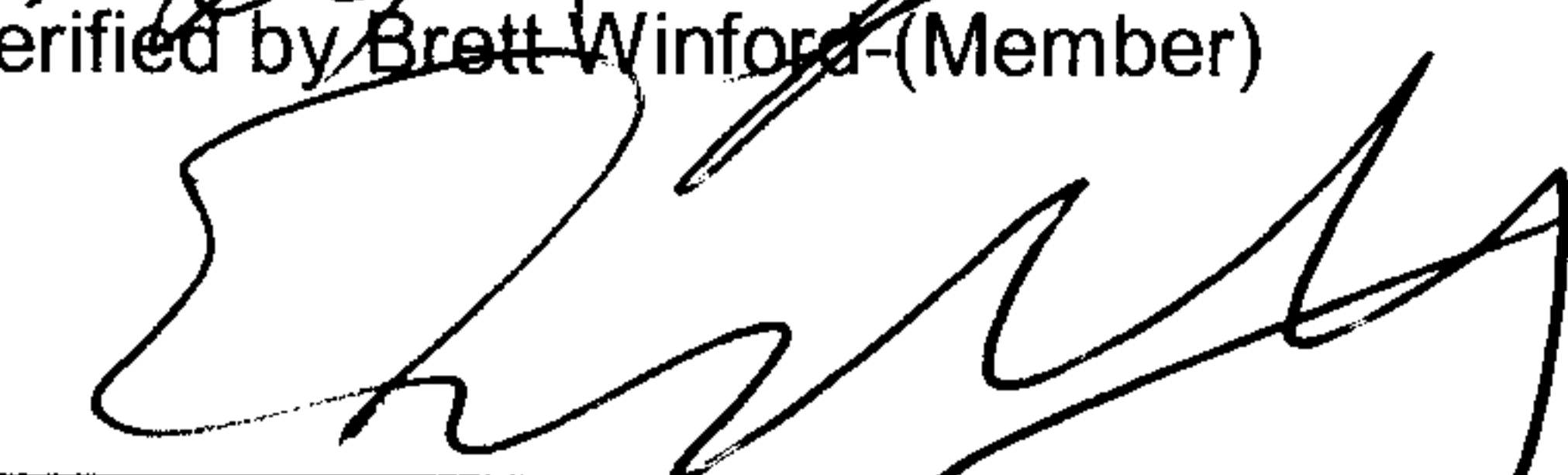
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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).

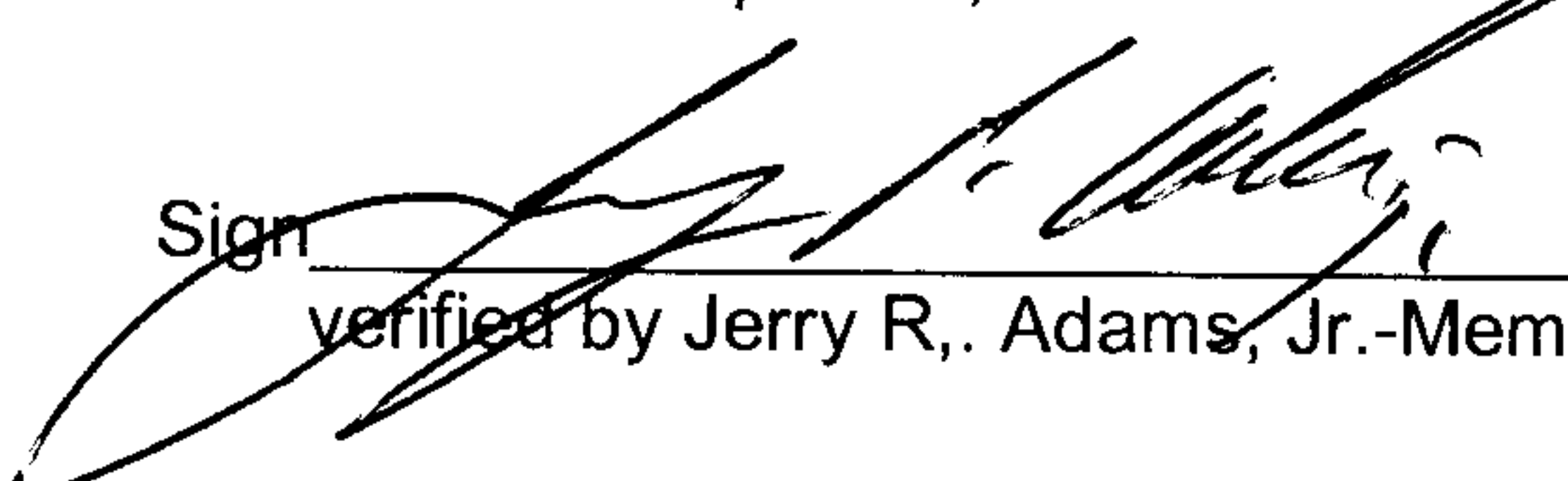
Date: August 19, 2013

Mitford Heights Development, LLC-
grantor

x Sign 
verified by Brett Winford-(Member)

x Sign 
verified by Earl Gibson, as officer of Gibson
& Anderson, Inc-(Member)

AFK Properties, LLC

x Sign 
verified by Jerry R., Adams, Jr.-Member

