


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

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

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED


20130820000339640 1/3 \$34.00
Shelby Cnty Judge of Probate, AL
08/20/2013 11:30:28 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fourteen Thousand and no/100's Dollars (\$14,000.00)** and other good and valuable consideration to the undersigned grantor,

Townside Building, 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 74, 75, 76, 77, 78, 79 & 80, 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.

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.**

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

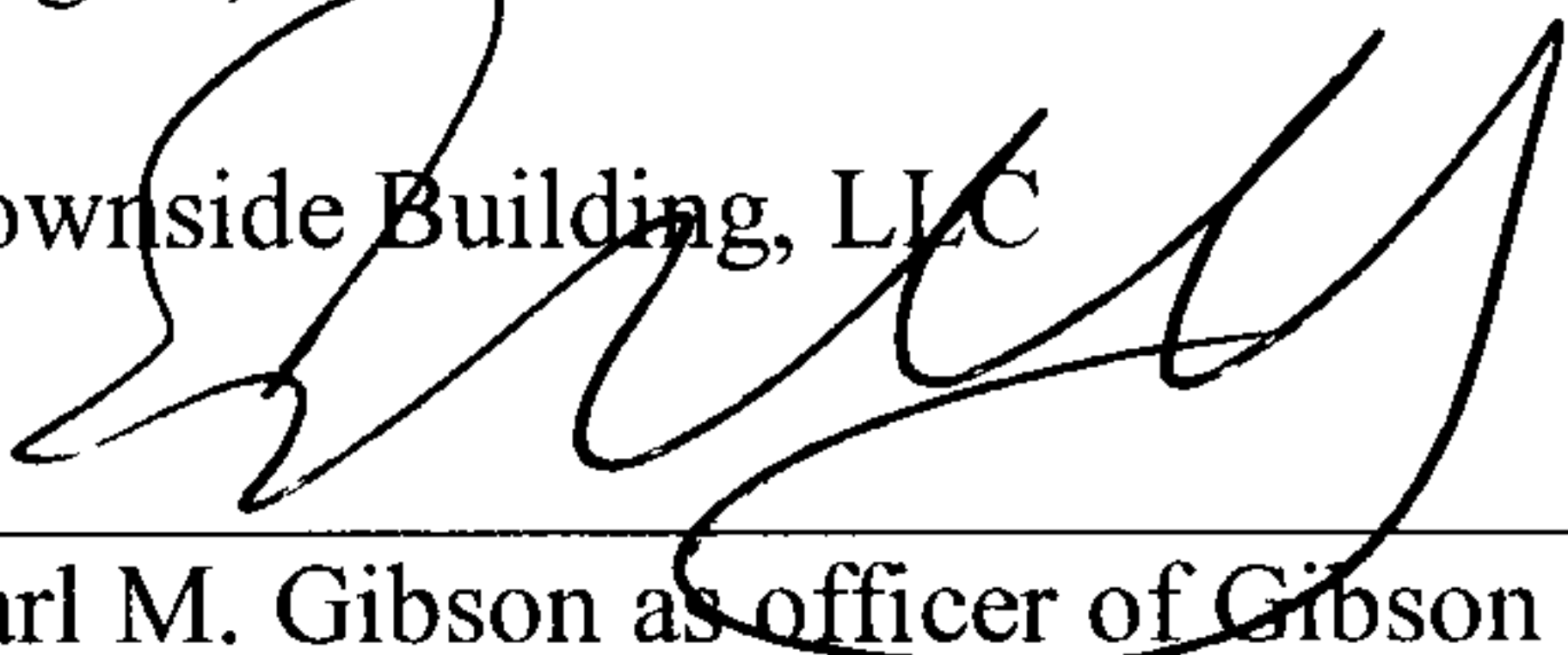
And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and

Shelby County, AL 08/20/2013
State of Alabama
Deed Tax:\$14.00


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.

Townside Building, LLC


Earl M. Gibson as officer of Gibson and
Anderson Construction, Inc.
(Member)

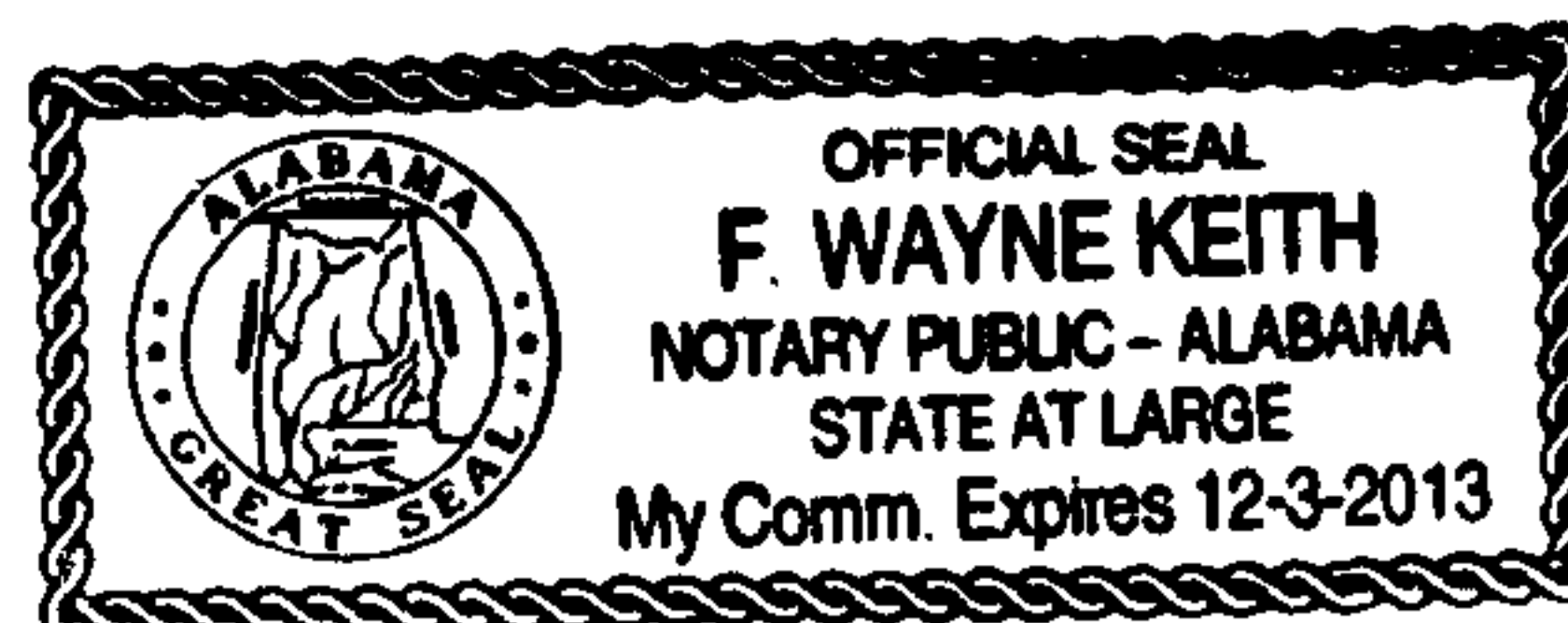
Townside Building, LLC


Brett Winford as member of
Authentic Building Company, LLC
(Member)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Earl M. Gibson, whose name as officer of Gibson & Anderson Construction, Inc., a Member of Townside Building, 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 officer 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.

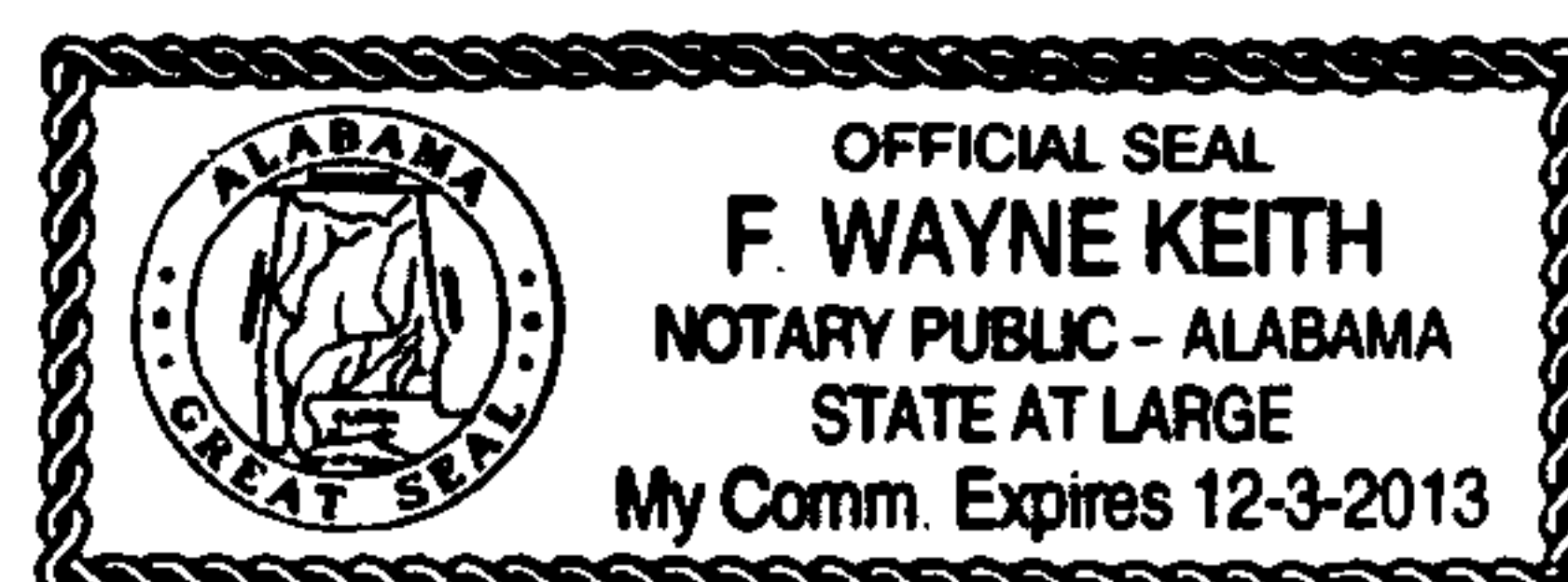



Notary Public


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 Authentic Building, LLC., a Member of Townside Building, 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 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: Townside Building, 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 \$14,000.00

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

Townside Building, LLC-grantor

x

Sign

verified by Earl Anderson-officer of
Gibson & Anderson Construction, Inc.
(Member)

x

Sign

verified by Brett Winford-member of
Authentic Building Company, LLC
(Member)

AFK Properties, LLC

x

Sign

verified by Jerry R. Adams, Jr.-Member



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