


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

  
20130820000339650 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
08/20/2013 11:30:29 AM FILED/CERT

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## **WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Thousand and no/100's Dollars (\$2,000.00)** and other good and valuable consideration to the undersigned grantor,

**Gibson & Anderson Construction, Inc., an Alabama corporation**

(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:

**Lot 133, 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 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 Officer who is authorized to execute this conveyance has hereunto set its signature and seal this the 19th day of August, 2013.

ATTEST:

Gibson & Anderson  
Construction, Inc

\_\_\_\_\_  
It's Officer

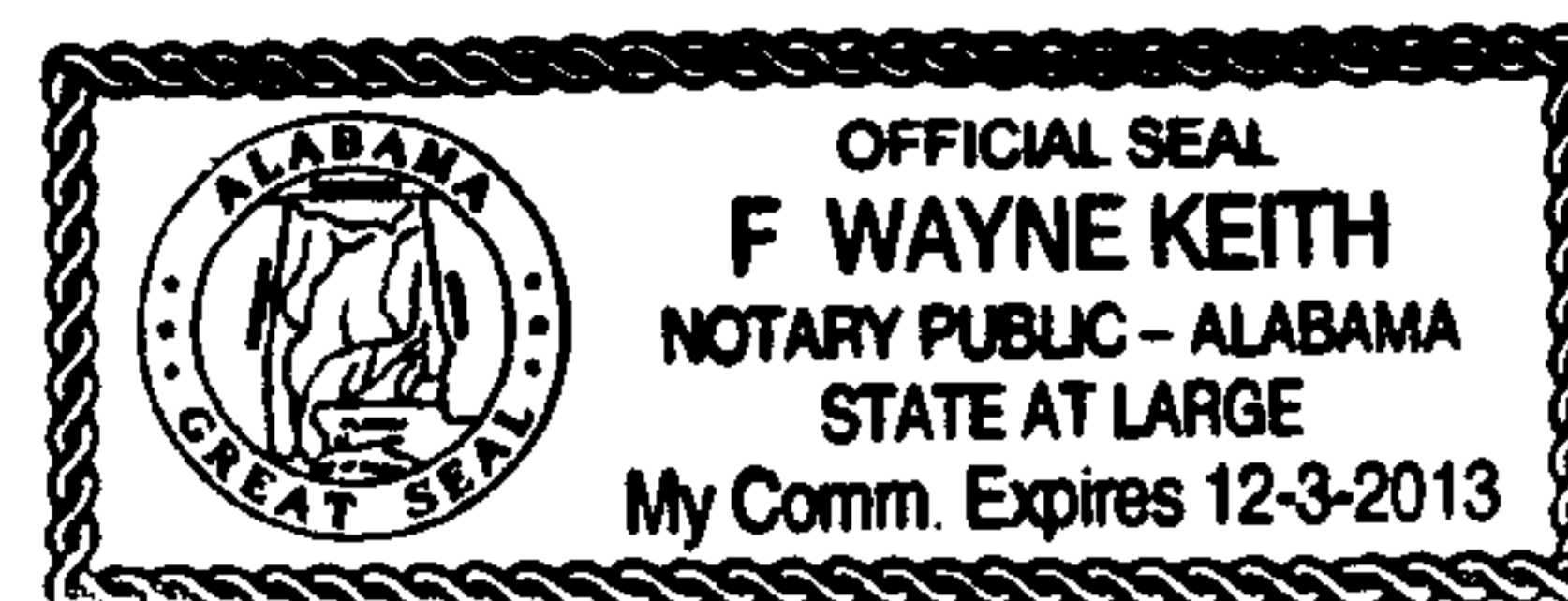
STATE OF ALABAMA  
SHELBY COUNTY

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 corporation, whose name 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 Officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 19th day of August, 2013.

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

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



20130820000339650 2/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
08/20/2013 11:30:29 AM FILED/CERT

### Real Estate Sales Validation Form

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

Grantor's Name: Gibson & Anderson  
Construction, Inc.

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 \$2,000.00

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

Gibson & Anderson  
Construction, Inc. grantor

Sign

x

verified by Earl Anderson-officer

AFK Properties, LLC

Sign

x

verified by Jerry R. Adams, Jr.-Member



20130820000339650 3/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
08/20/2013 11:30:29 AM FILED/CERT