


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124


20130906000362120 1/3 \$153.50
Shelby Cnty Judge of Probate, AL
09/06/2013 08:04:55 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 **One Hundred, Thirty Three Thousand, Three Hundred, Forty Four and no/100's Dollars (\$133,344.00)** and other good and valuable consideration to the undersigned grantor,

AFK Properties, 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

Safe Future Birmingham Real Estate, LLC

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

Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29, 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.**
- 6. Assignment of Developer's Rights recorded in Instrument 2013-33970.**

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

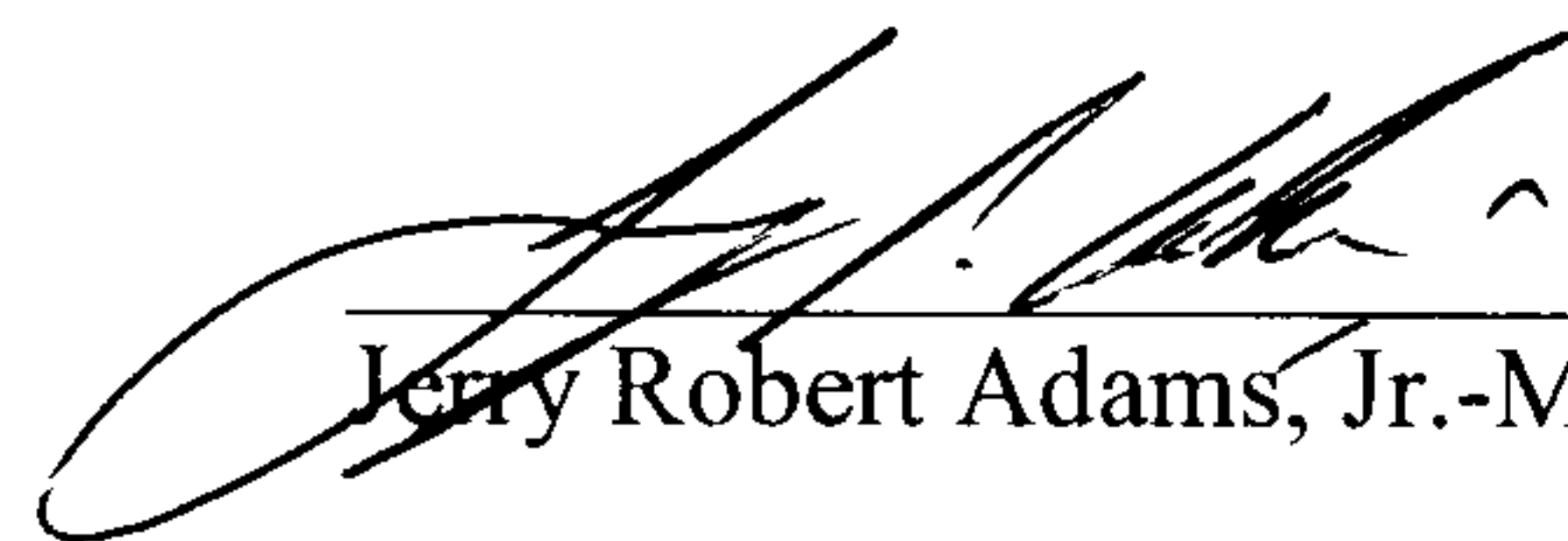
Shelby County, AL 09/06/2013
State of Alabama
Deed Tax: \$133.50

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 Member who is authorized to execute this conveyance has hereunto set his signature and seal this the 29th day of August, 2013.

Attest:

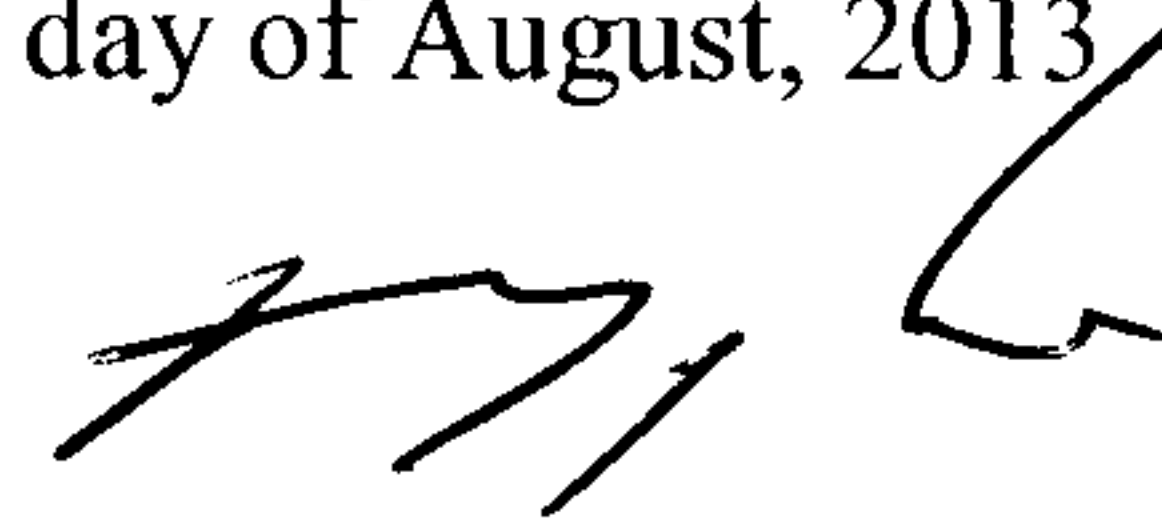
AFK Properties, LLC


Jerry Robert Adams, Jr.-Member

STATE OF ALABAMA
SHELBY COUNTY

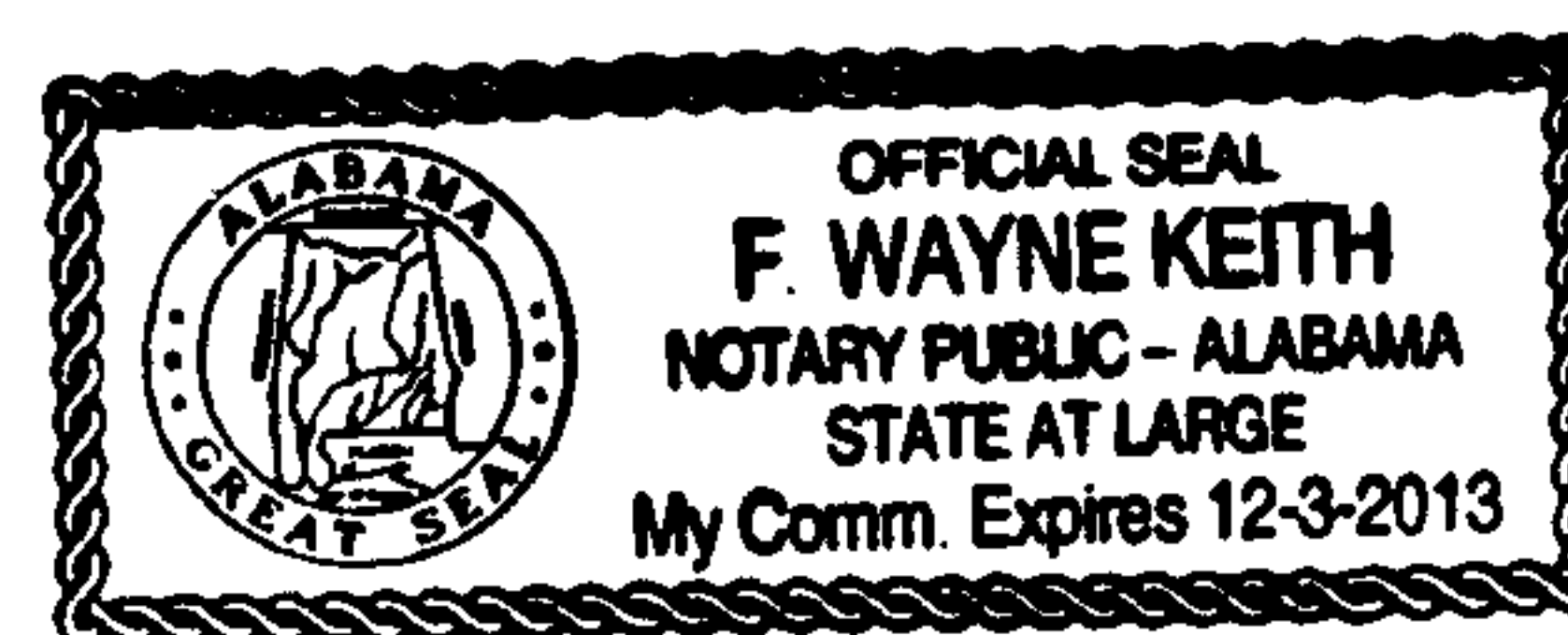
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jerry Robert Adams, Jr., whose name as Member of AFK Properties, LLC, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed 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 29th day of August, 2013



Notary Public

SEND TAX NOTICE TO:
Safe Future Birmingham Real Estate, LLC
137 Business Center Drive
Birmingham, Alabama 35244



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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 Properties, LLC

Grantee's Name: Safe Future Birmingham
Real Estate LLC

Mailing Address : 120 Bishop Circle
Hoover, AL 35244

Mailing Address: 137 Business Center Drive
Birmingham, AL 35244

Property Address: See attached legal
on deed

Date of Transfer: August 29, 2013

Total Purchase Price \$133,344.0

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 29, 2013

AFK Properties, LLC-grantor

x

Sign

(verified by Member)

Safe Future Birmingham
Real Estate, LLC-grantee

x

Sign

(verified by Member)

RT-1

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