
20130913000371460 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/13/2013 09:34:54 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

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

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WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Four Thousand, Five Hundred and no/100's Dollars (\$24,500.00)** and other good and valuable consideration to the undersigned grantor,

Reamer Development Corporation, 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

AFK Properties, LLC

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

Lots 308 and 309, according to the Survey of Eagle Point, 3rd Sector, Phase 2, as recorded in Map Book 18, Page 34, in the Probate Office of Shelby County, Alabama.

Lot 704, according to the Survey of Eagle Point, 7th Sector, as recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama.

Lot 705, according to the Survey of Eagle Point, 7th Sector, as recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama.

Less and except:

The easterly one half of Lot 705, according to the Survey of Eagle Point 7th Sector recorded in Map Book 20, Page 18, in the Probate Off of Shelby County, Alabama; begin more particularly described as follows: Begin at the most easterly corner of said Lot 705, said corner being a point on the westerly right of way line of Eagle Point Circle and run Northwesterly along the Northeast line of said Lot 705 for 89.67 feet; thence turn 90°38'44" left and run Southwesterly for 132.41 feet to a point on the northerly right of way line of Eagle Point Cove; thence turn 87°44'53" left to the tangent of a curve to the right, said curve having a radius 55.00 feet; and run Southwesterly along said curve and said right of

way line of 23.02 feet to a point; thence turn 90°00'00" left from the tangent to said curve at said point and run 152.75 feet to the point of beginning.

Subject to:

1. Taxes for the year 2013 and subsequent years.
2. Easement(s), building line(s) and restriction(s) as shown on recorded maps.
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. 1994-21054; Inst. No. 1996-33773 and Inst. No. 2007-56848.
5. Restrictions appearing of record in Inst. No. 1995-18658; Inst. No. 1996-33773; Inst. No. 1997-19417 and Inst. No. 2007-56646.

All of the consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

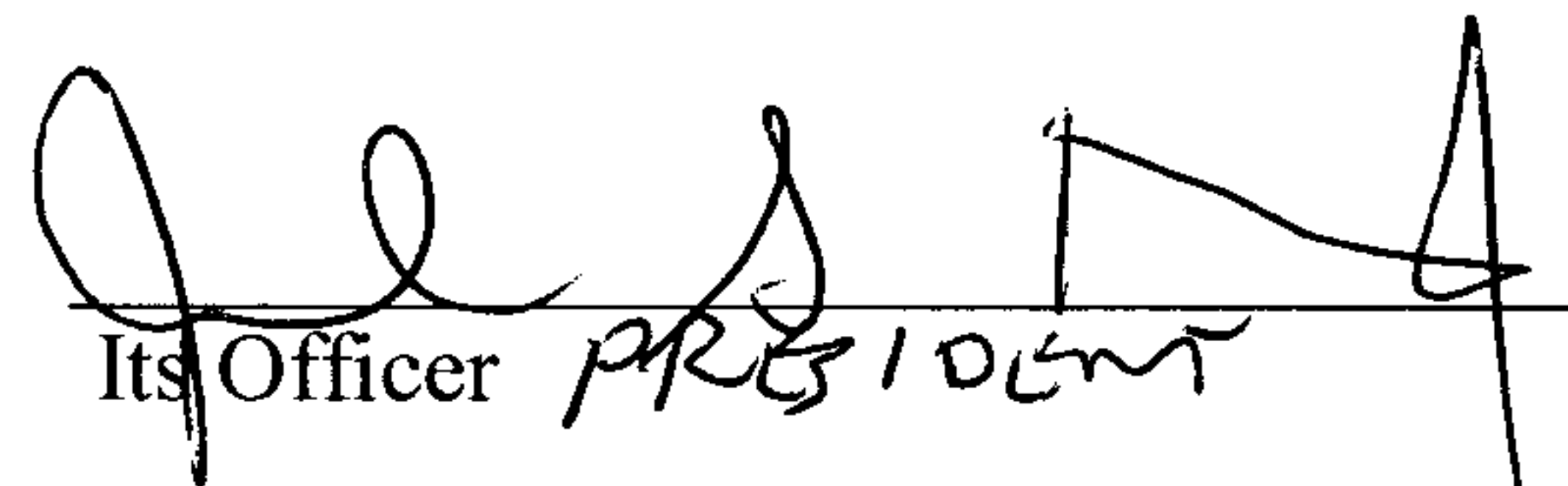
TO HAVE AND TO HOLD, unto the said grantee and its successors and assigns forever. And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless 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 said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 6th day of September, 2013.

WITNESS:

Reamer Development Corporation

By:


Its Officer *PRESIDENT*

Notary on next page

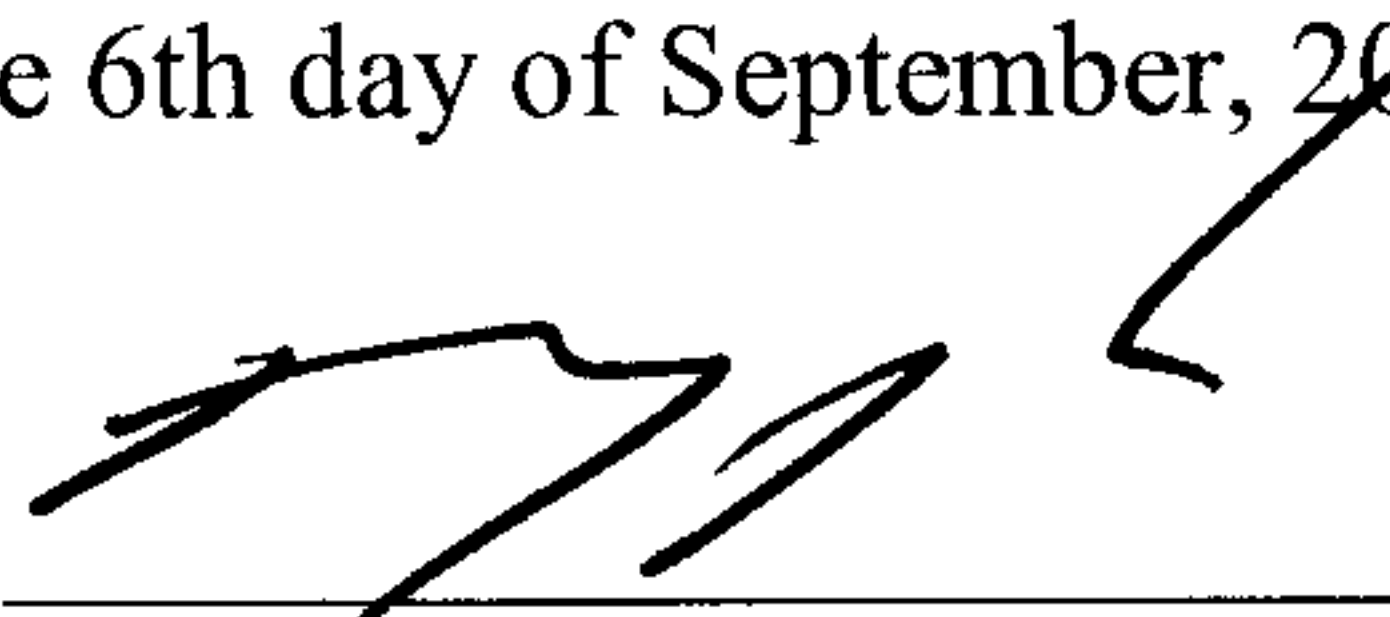


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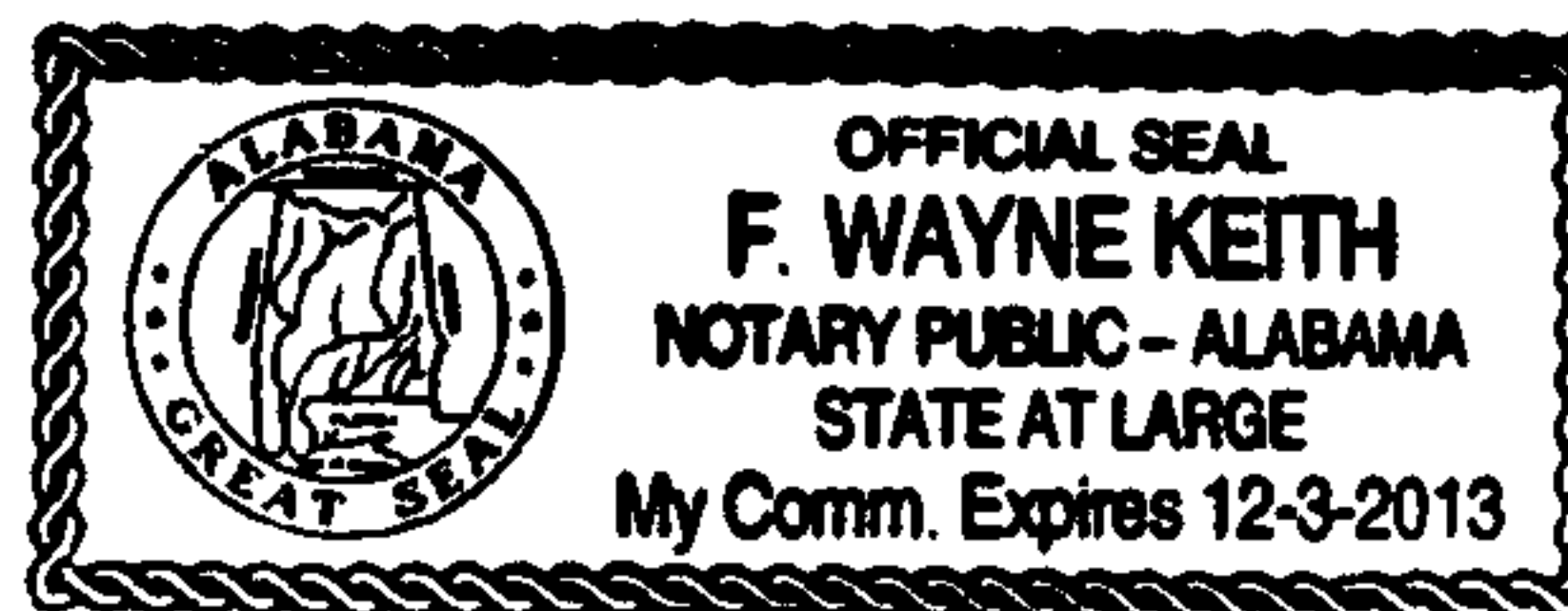
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, John G. Reamer, Jr., whose name as Officer of the Reamer Development Corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such Officer executed the same voluntarily and as the act of Reamer Development Corporation on the day the same bears date.

Given under my hand and seal this the 6th day of September, 2013.



Notary Public

Send Tax Notice to:
AFK Properties, LLC
120 Bishop Circle
Pelham, Alabama 35124



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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: Reamer Development Corporation

Mailing Address : 19 West Oxmoor Road
Birmingham, AL 35209

Grantee's Name: AFK Properties, LLC

Mailing Address: 120 Bishop Circle
Pelham, AL 35124

Property Address: See attached deed for legal

Date of Transfer: September 6, 2013

Total Purchase Price \$24,500.00

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: September 6, 2013

Reamer Development Corporation-grantor
Sign 
x verified by Its Officer *PRESTON*

AFK Properties, LLC-grantee
Sign 
x verified by Its Member

RT-1


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