


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124


20130913000371470 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/13/2013 09:34:55 AM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Thousand, Five Hundred and no/100's Dollars (\$30,500.00)** and other good and valuable consideration to the undersigned grantor,

Waterford, 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

AFK Properties, LLC

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

Lots 1724, 1725, 1726, 1727 and 1728, according to the Survey of Eagle Point 17th Sector, as recorded in Map Book 30, Page 82, 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. 2002-61054; Inst. No. 2003-754; Inst. No. 2004-50545 and Inst. No. 2007-56846.**
- 9. Riparian rights associated with the lake under applicable State and/or Federal law.**
- 10. Less and except any part of subject property lying within lake.**

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

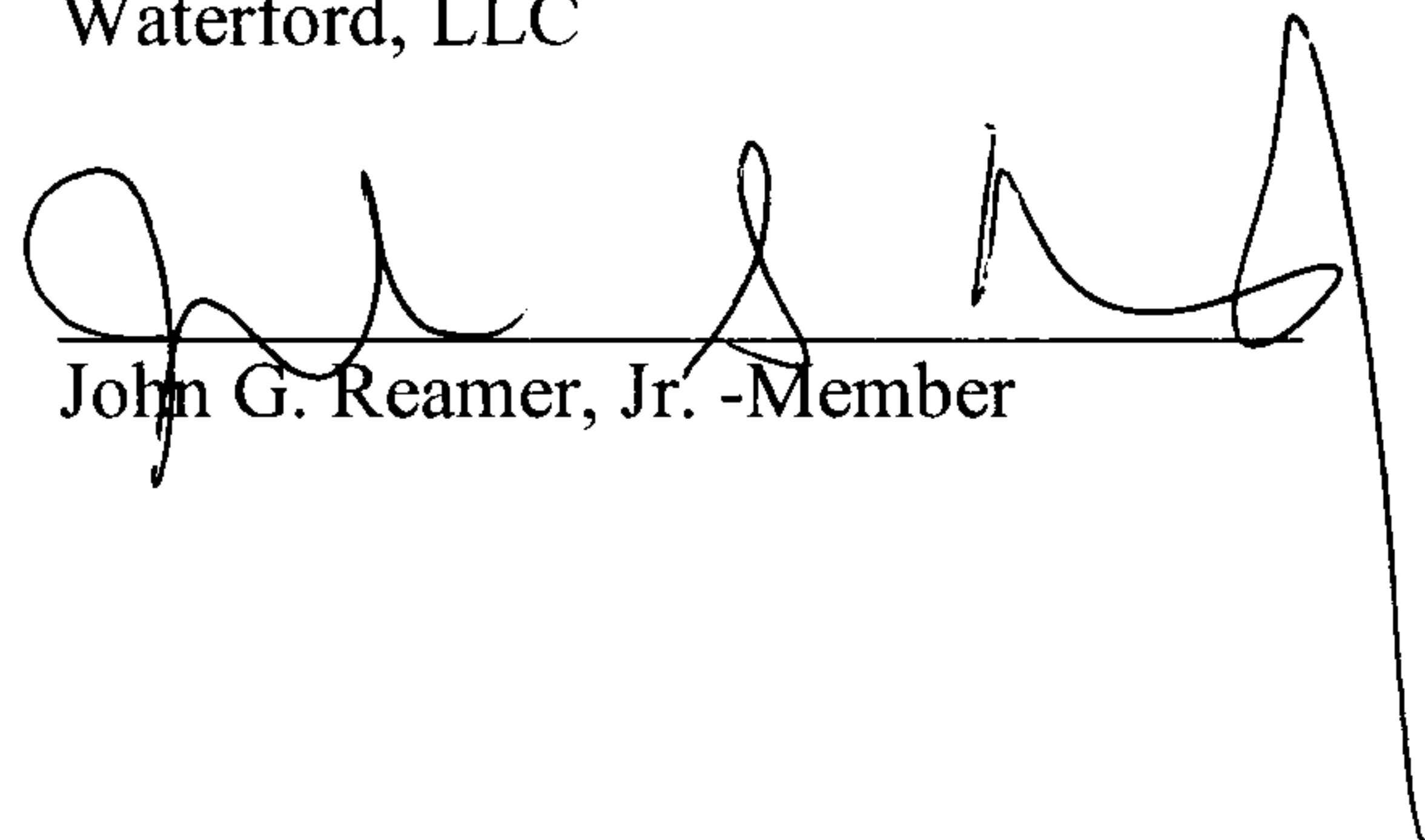
TO HAVE AND TO HOLD, unto the said grantee and its successors and assigns forever. And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless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

Waterford, LLC

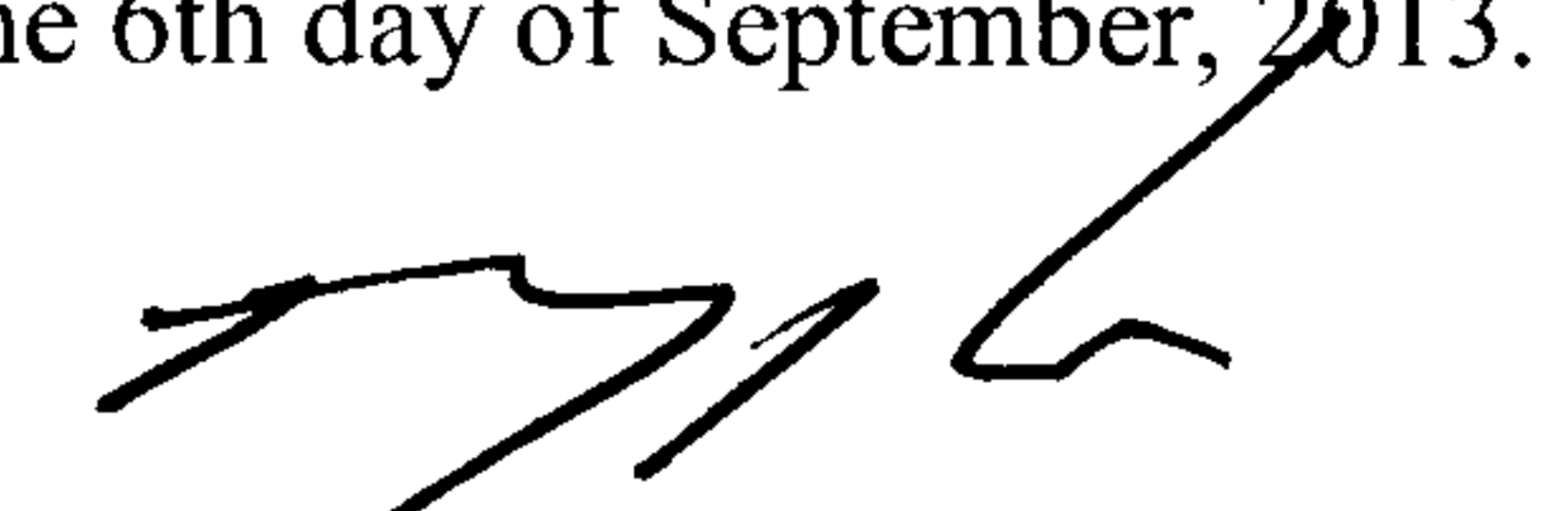
By:


John G. Reamer, Jr. -Member

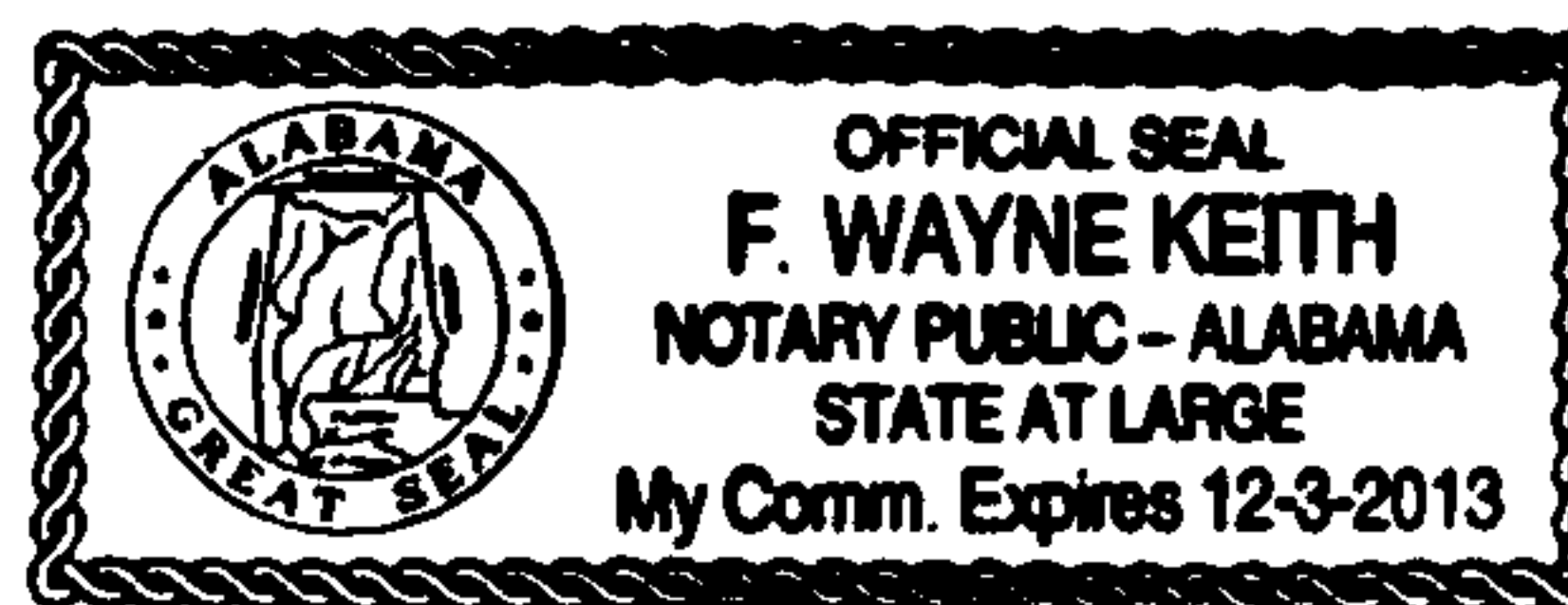
STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, John G. Reamer, Jr., whose name as Member of the Waterford, LLC 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 executed the same voluntarily and as the act of Waterford, LLC 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: Waterford, LLC

Mailing Address : 19 West Oxmoor Road
Birmingham, AL 35209

Grantee's Name: AFK Properties, LLC

Mailing Address: 120 Bishop Circle
Pelham, AL 35124

Properly Address: See attached deed for legal

Date of Transfer: September 6, 2013

Total Purchase Price \$30,500.00

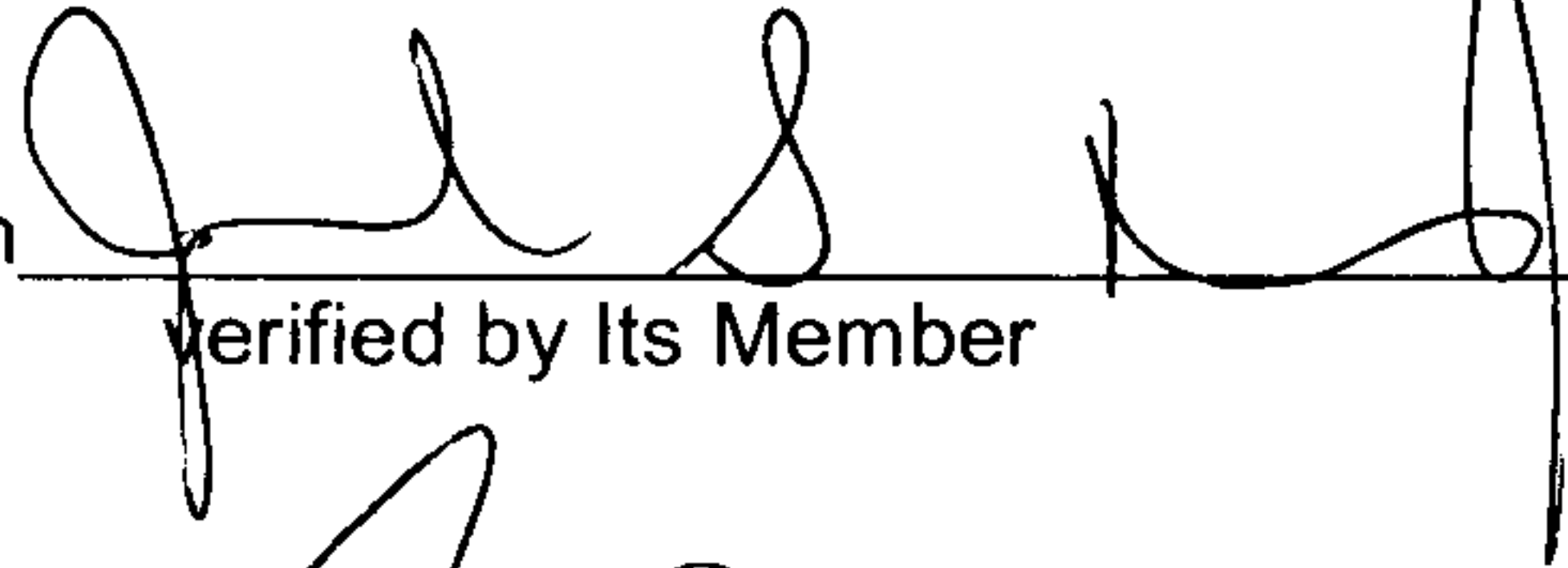
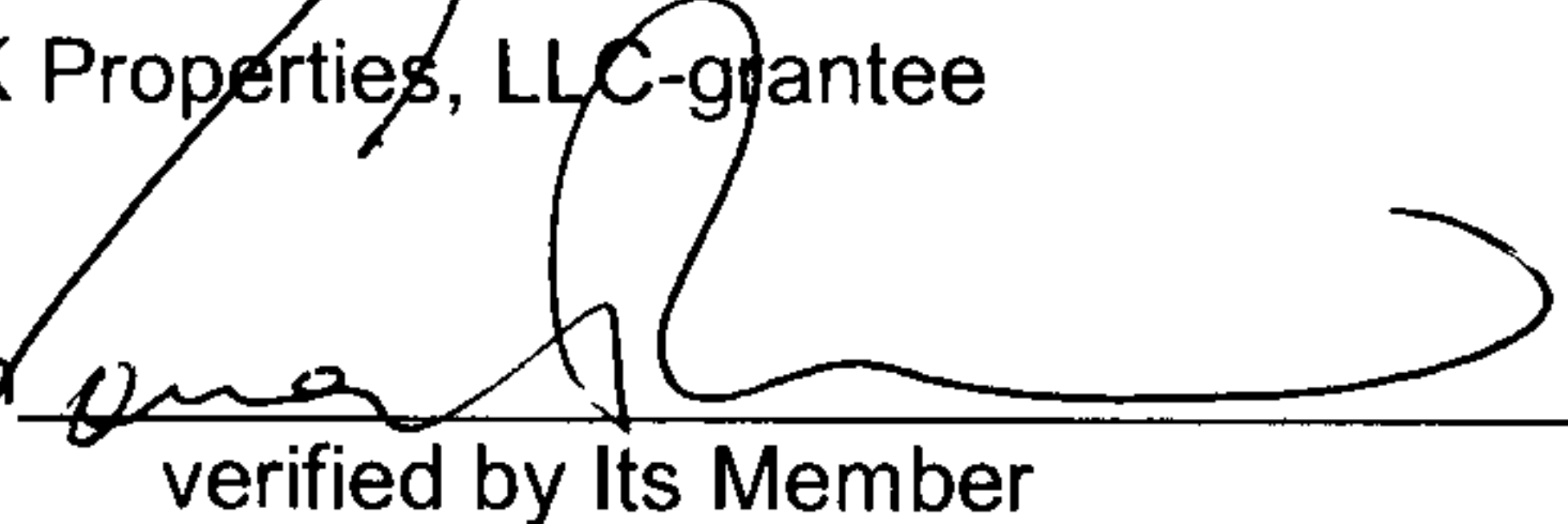
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

	Bill of Sale	Appraisal
x	Sales Contract	Other
x	Closing Statement	


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

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

RT-1


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