

THIS INSTRUMENT PREPARED BY:

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

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten Thousand and no/100's Dollars (\$10,000.00)** 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

JR Adams Investments, LLC

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

South ½ of the SE ¼ of the SE ¼ of Sector 31, Township 21 South, Range 2 West, except for part platted in 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), right-of way(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.**

No title opinion was requested and none is offered by the Preparer of this conveyance.

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

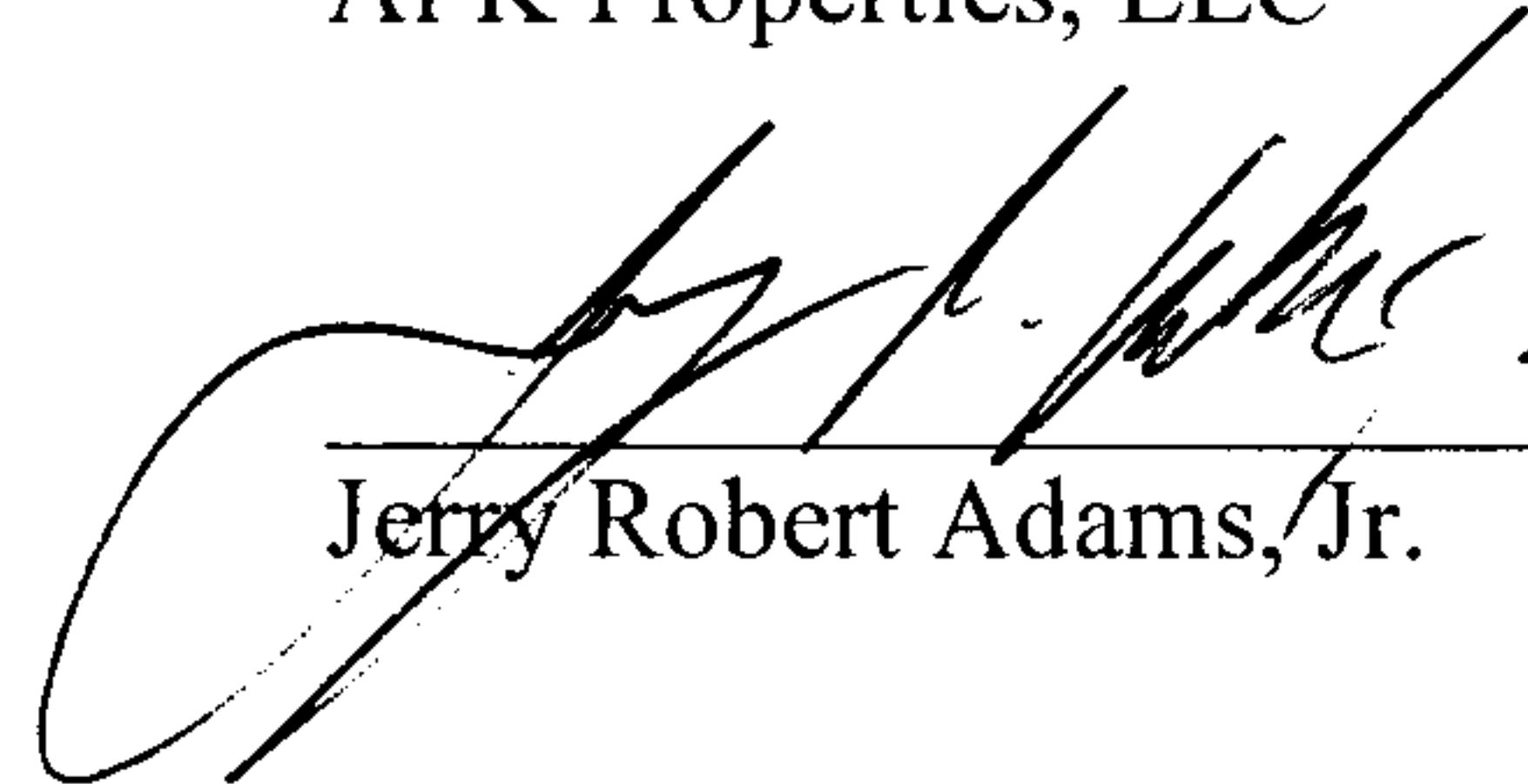
Shelby County, AL 12/12/2013
State of Alabama
Deed Tax: \$10.00


20131212000477660 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
12/12/2013 08:05:09 AM FILED/CERT

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 its signature and seal this the 11th day of December, 2013.

AFK Properties, LLC


Jerry Robert Adams, Jr.

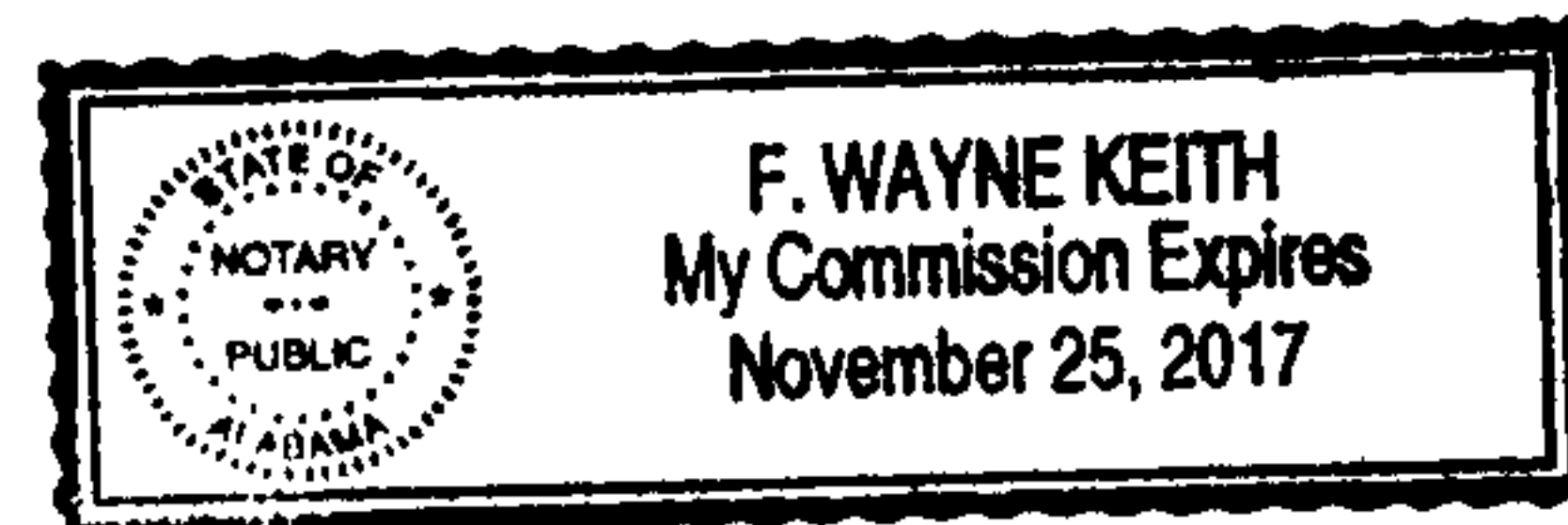
STATE OF ALABAMA
SHELBY COUNTY

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 11th day of December, 2013.


Notary Public

SEND TAX NOTICE TO:
JR Adams Investments, LLC
120 Bishop Circle
Pelham, Alabama 35124




20131212000477660 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
12/12/2013 08:05:09 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: AFK Properties, LLC

Mailing Address : 120 Bishop Circle
Pelham, AL 35124

Grantee's Name: JR Adams Investments, LLC

Mailing Address: 120 Bishop Circle
Pelham, AL 35124

Properly Address: South ½ of the SE ¼ of the SE ¼ of Sector 31, Township 21 South,
Range 2 West, except for part platted in Final Plat of Townside Square,
Sector One, as recorded in Map Book 38, Page 120, in the Probate
Office of Shelby County, Alabama.

Date of Transfer: December 11, 2013

Total Purchase Price \$10,000.00

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)

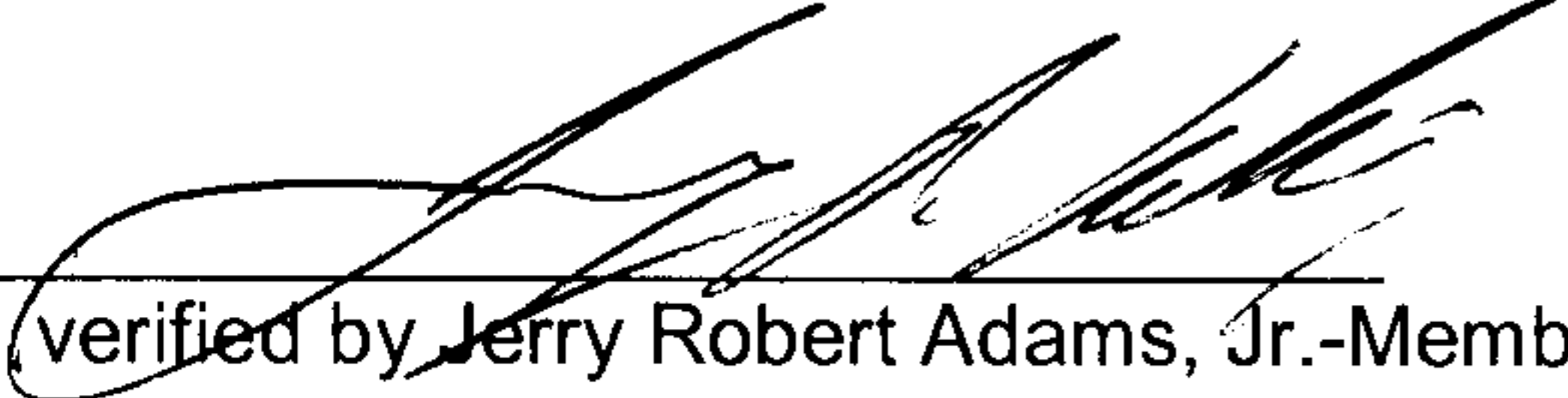
	Bill of Sale	Appraisal
x	Sales Contract	Other
x	Closing Statement	

If the conveyance document presented for recordation contains all of the required information
referenced above, the filing of this form is not required.

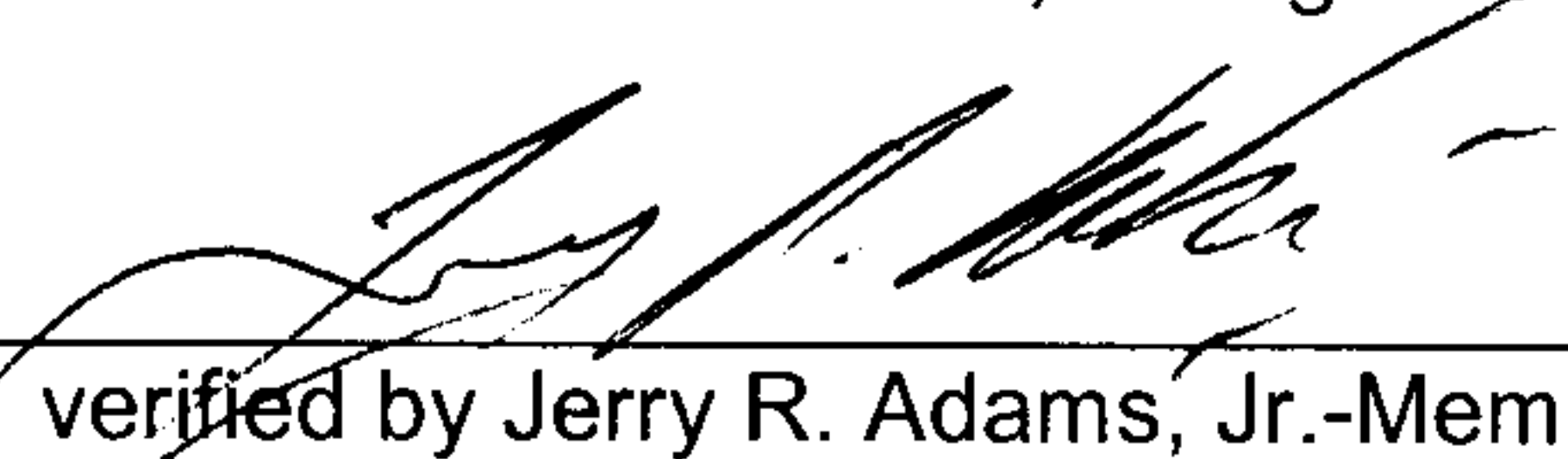
I attest, to the best of my knowledge and belief that the information contained in this document is
true and accurate. I further understand that any false statements claimed on this form may result
in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: December 11, 2013

AFK Properties, LLC-grantor

x Sign  verified by Jerry Robert Adams, Jr.-Member

JR Adams Investments, LLC-grantee

x Sign  verified by Jerry R. Adams, Jr.-Member

