

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124



20140207000036180 1/4 \$39.00  
Shelby Cnty Judge of Probate, AL  
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## **WARRANTY DEED**

### **Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Thirty Thousand and no/100's Dollars (\$330,000.00)** 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 grantees the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

**Joseph Gribbin, Jr. and Ann Blair Gribbin**

(hereinafter referred to as grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lots 104 and 106, according to the Survey of Kirkman Preserve - Phase 1B, as recorded in Map Book 43, Page 140, in the Probate Office of Shelby County, Alabama.**

#### **SUBJECT TO:**

- 1. Taxes for the year 2014 and subsequent years.**
- 2. 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.**
- 3. Right-of-way granted to Alabama Power Company recorded in Deed Book 101, Page 570; Deed Book 187, Page 372; Deed Book 194, Page 336; Deed Book 197, Page 387; Deed Book 217, Page 750; Deed Book 220, Page 67 (Shelby County) and Volume 6271, Page 463 (Jefferson).**
- 4. Rights of others in and to the use of easement for ingress, egress and utilities reserved in Deed Book 201, Page 363 and Deed Book 201, Page 365.**
- 5. Right-of-way granted to Shelby County recorded in Deed Book 216, Page 22 to Page 26 and Deed Book 218, Page 262.**
- 6. Rights of others in and to the use of easements for ingress, egress and utilities**

Shelby County, AL 02/07/2014  
State of Alabama  
Deed Tax: \$16.00

reserved in Deed Book 331, Page 329; Inst. No. 1993-31528 and Inst. No. 1993-31529.

7. Terms, agreements and right of way to Alabama Power Company as recorded in Inst. No. 20050803000391990.

8. Riparian and other rights created by the fact that the subject property fronts on Moon Glow Lake, pond and streams.

9. Easement to Alabama Gas Company and mineral and mining rights incident thereto recorded in Real Volume 3192, Page 293 in the Probate Office of Jefferson County, Alabama.

10. Declaration of Covenants, Conditions and Restrictions as recorded in Inst. No. 20140204000031140.

**\$314,000.00 of the above consideration is paid by Purchase Money Mortgages recorded simultaneously herewith.**

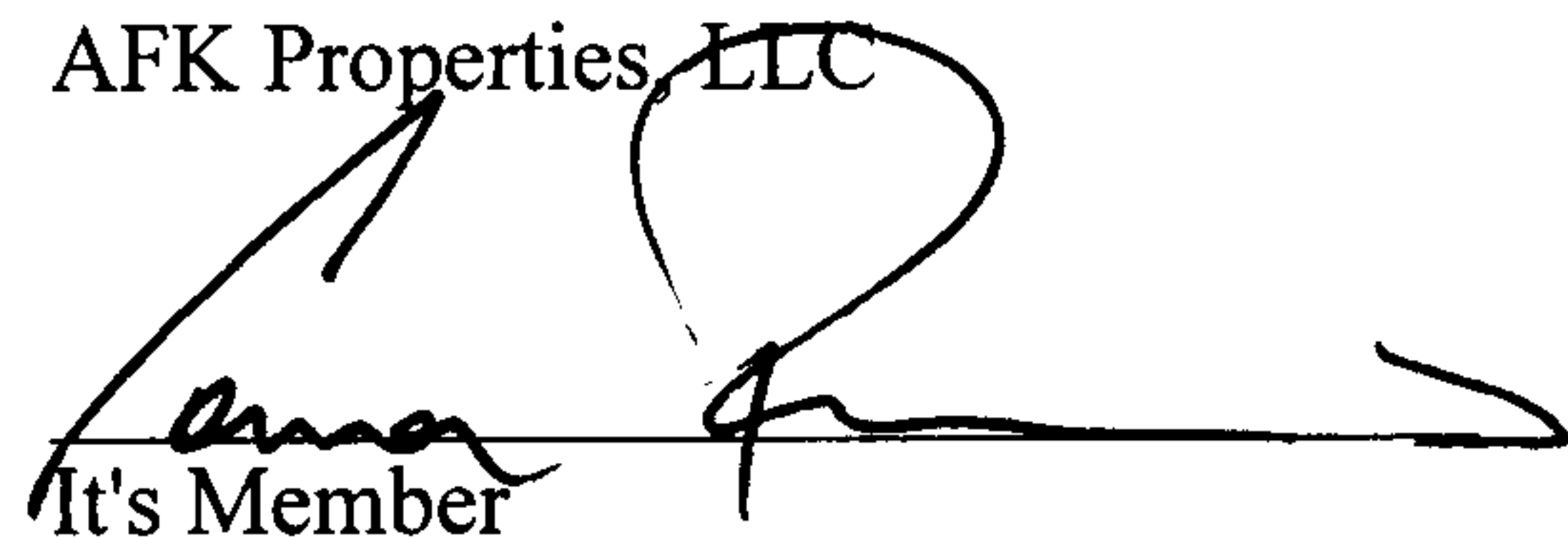
TO HAVE AND TO HOLD, unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event that one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said grantor does for itself, its successors and assigns, covenant with said grantees, their heirs 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 grantees, their heirs 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 31st day of January, 2014.

ATTEST:

\_\_\_\_\_

AFK Properties, LLC

  
It's Member

*Notary on next page*

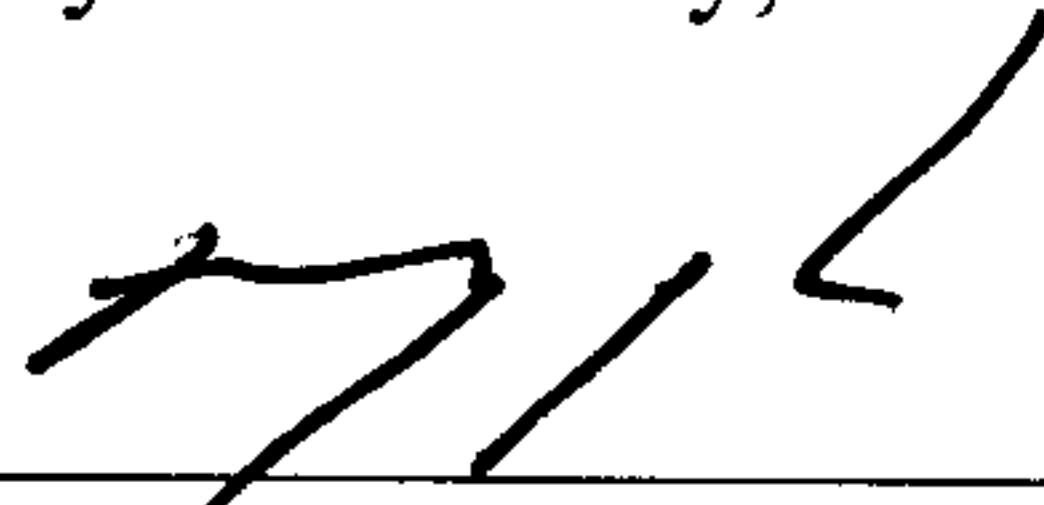


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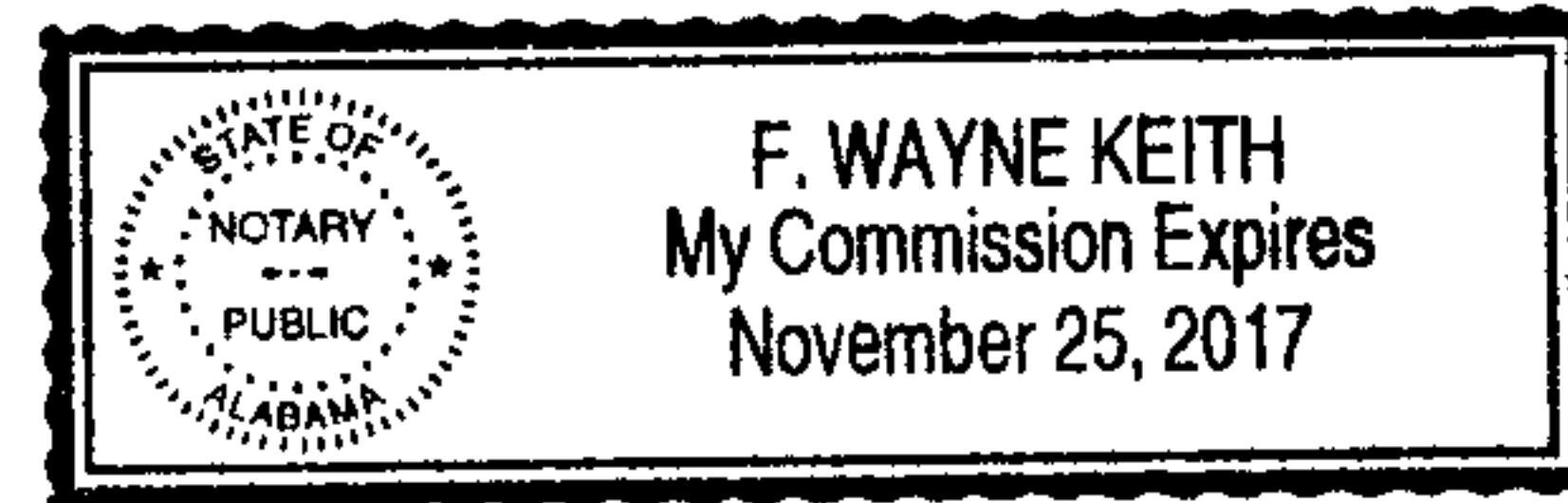
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Connor Farmer, 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 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 31st day of January, 2014.

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

SEND TAX NOTICE TO:  
Joseph Gribbin, Jr.  
68 Norman Drive  
Birmingham, Alabama 35213



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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

Mailing Address : 122 Bishop Circle  
Pelham, AL 35124

Grantee's Name: Joseph Gribbin, Jr.  
Ann Blair Gribbin

Mailing Address: 68 Norman Drive  
Birmingham, AL 35213

Property Address: Lots 104 and 106 Kirkman Preserve

Date of Transfer: January 31, 2014

Total Purchase Price \$330,000.00

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  
x Sales Contract  
x Closing Statement

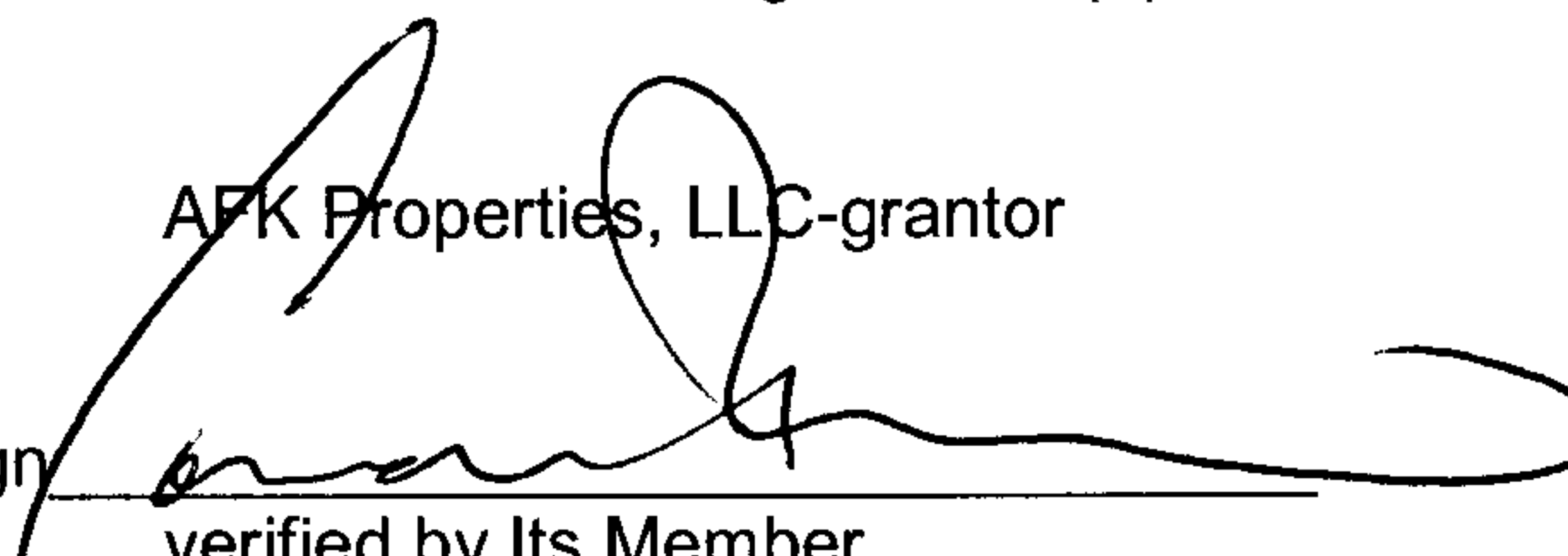
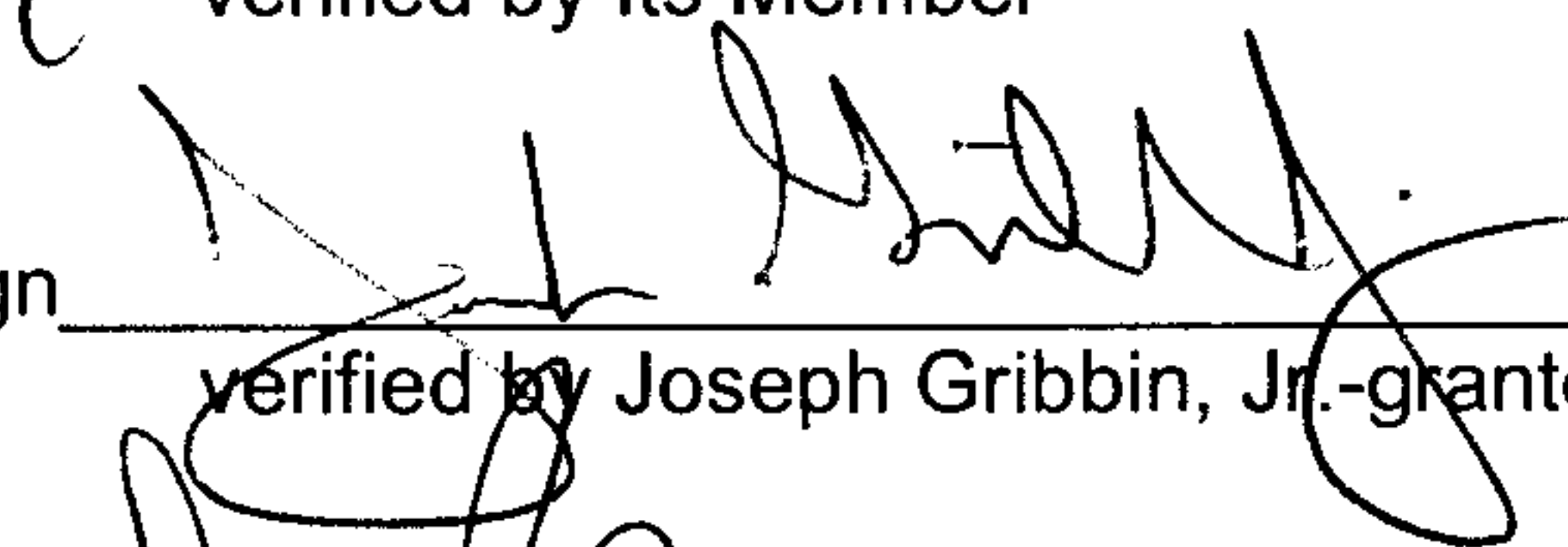

Appraisal  
Other

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: January 31, 2014

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AFK Properties, LLC-grantor  
Sign   
x verified by Its Member  
Sign   
x verified by Joseph Gribbin, Jr.-grantee  
Sign   
x verified by Ann Blair Gribbin-grantee