

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 **Twenty Five Thousand and no/100's Dollars (\$25,000.00)** 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

Keith Development, LLC


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

Lots 7, 8, 9 , 10, 11, 26, 27, 28, 29, 30, 31, 33, 34, 35 and Common Areas, according to the Survey of Greenbriar Place, as recorded in Map Book 36, Page 4, in the Probate Office of Shelby County, Alabama.

No title opinion was requested by the parties to this deed and no title opinion is made by the Preparer of this deed.

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.

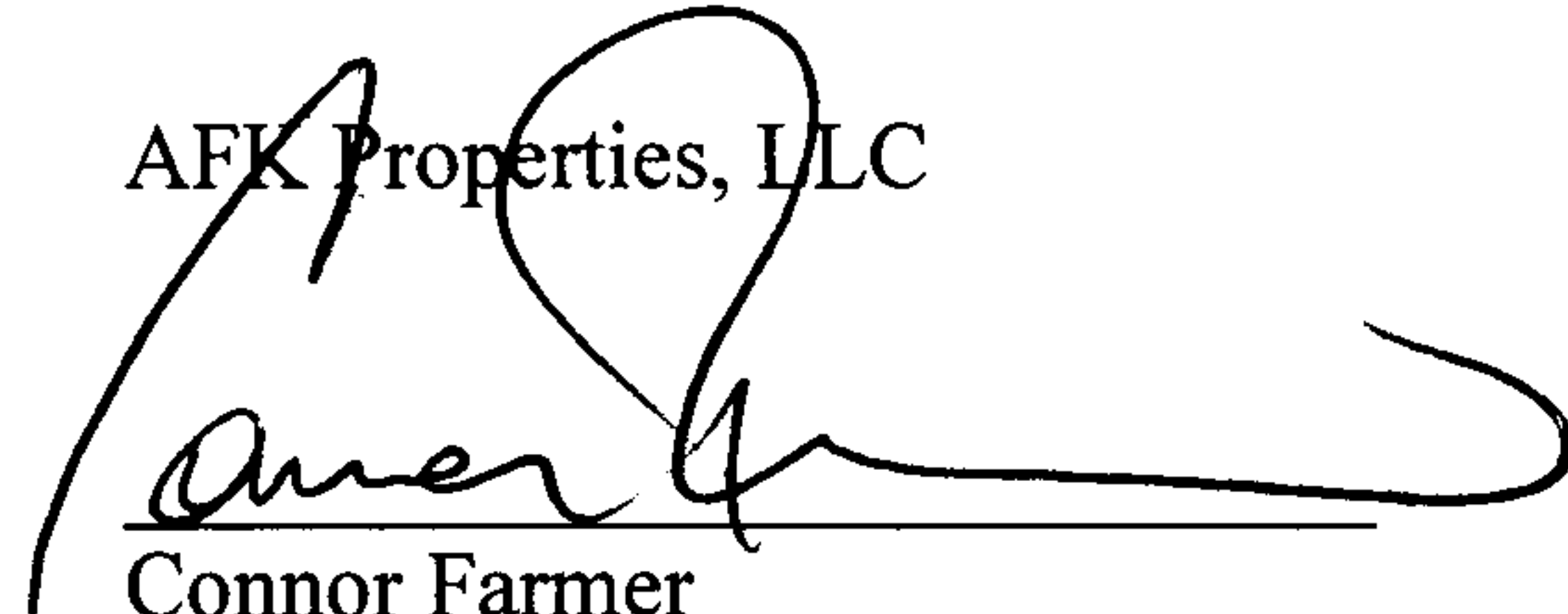

20140602000163580 1/3 \$45.00
Shelby Cnty Judge of Probate, AL
06/02/2014 09:31:57 AM FILED/CERT

Shelby County, AL 06/02/2014
State of Alabama
Deed Tax: \$25.00

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 1st day of April, 2014.

ATTEST:

AFK Properties, LLC

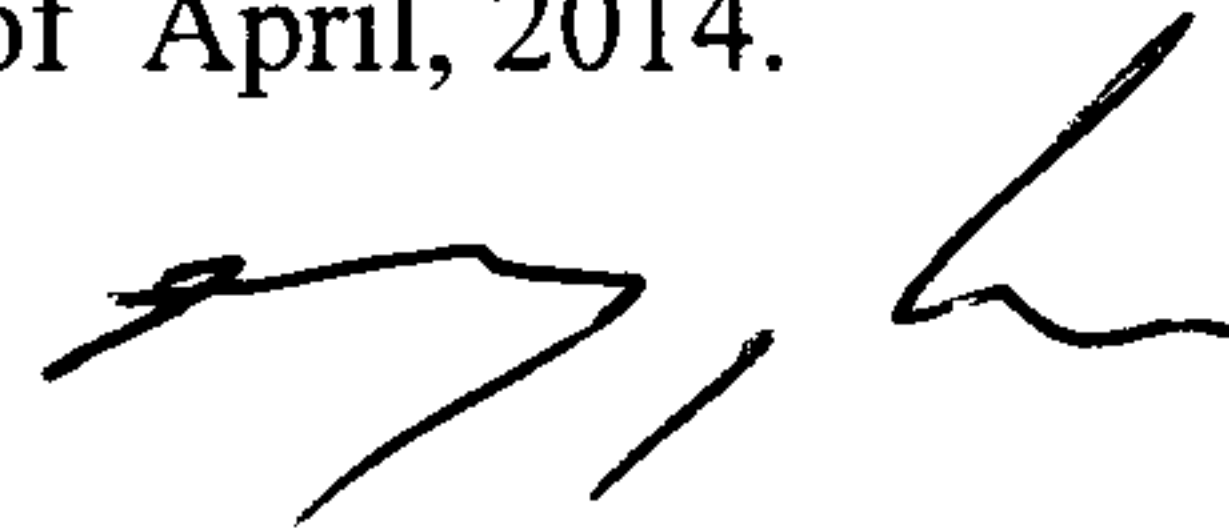


Connor Farmer
It's Member

STATE OF ALABAMA
SHELBY COUNTY

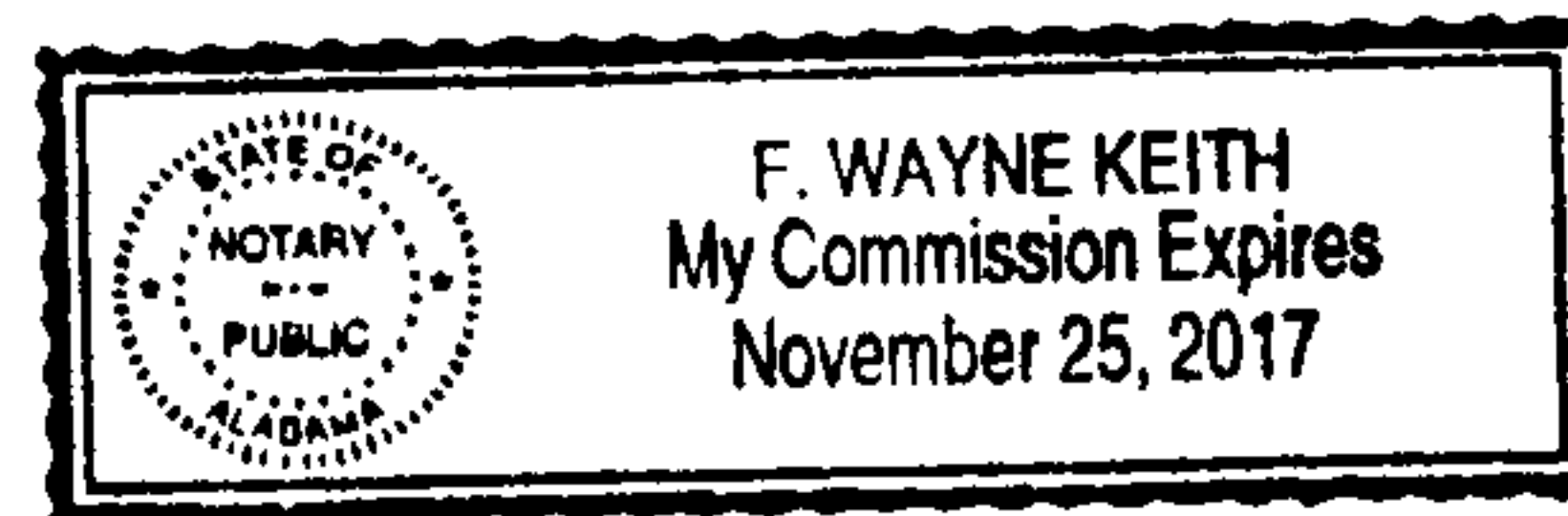
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, as Member of AFK Properties, LLC, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents 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 1st day of April, 2014.



Notary Public

SEND TAX NOTICE TO:
Keith Development, LLC
1964 Montevallo Road
Leeds, Alabama 35094



20140602000163580 2/3 \$45.00
Shelby Cnty Judge of Probate: AL
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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, Alabama 35124
Grantee's Name: Keith Development LLC
Mailing Address: 1964 Montevallo Road
Leeds, Alabama 35094
Property Address: See legal description on deed
Date of Sale: April 1, 2014
Total Purchase Price \$25,000.00

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)

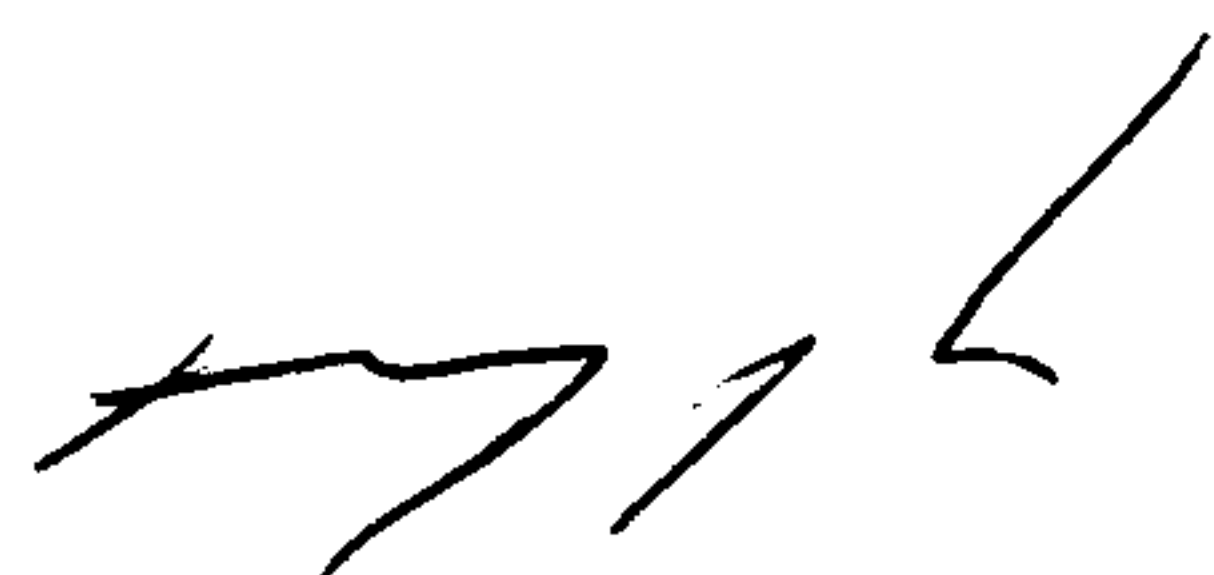
Bill of Sale		Appraisal
Sales Contract	x	Other
Closing Statement		

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: April 1, 2014

Sign



x

verified by F. Wayne Keith-Attorney



20140602000163580 3/3 \$45.00
Shelby Cnty Judge of Probate, AL
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