

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Jose Pablo Islas Sanchez
6027 Kensington Way
Calera, Alabama 35040

[Space Above This Line For Recording Data]

WARRANTY DEED


20140828000270540 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
08/28/2014 09:51:31 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Eighteen Thousand and no/100's Dollars (\$18,000.00)** and other good and valuable consideration to the undersigned grantor,

AFK Land, 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

Jose Pablo Islas Sanchez and Leopoldo Islas Sanchez as tenants in common

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

Commence at the SE corner of Section 18, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 86° 36' 58" West along the South line of said Section for 1,152.06 feet to the point of beginning; thence North 86° 34' 19" West for 174.93 feet; thence North 01° 06' 34" East for 1,655.36 feet; thence South 35° 10' 46" East on the chord of a curve to the right with a radius of 1,060.00 feet and a delta angle of 16° 00' 54" for 295.32 feet; thence South 01° 06' 34" West for a distance of 1,424.40 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the year 2014 and subsequent years.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 130, Page 232; Deed Book 141, Page 302; Deed Book 141, Page 306; Deed Book 141, Page 338; Deed Book 141, Page 341; Deed Book 282, Page 310; Deed Book 141, Page 342; Deed Book 282, Page 603; Deed Book 138, Page 166.
3. Easement to Southern Natural Gas as recorded in Deed Book 205, Page 252; Deed Book 90, Page 181; Deed Book 90, Page 323; Deed Book 90, Page 330; Deed Book 91 Page 49 and Deed Book 91, Page 55.
4. Right-of-way granted to Shelby County recorded in Deed Book 200, Page 413.
5. Easement to Plantation Pipe Line Company recorded in Deed Book 210, Page 574.
6. Ordinance No. 2004-49 of the City Council of the City of Calera recorded as Inst. No. 20041220000693390.
7. 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.

Shelby County, AL 08/28/2014
State of Alabama
Deed Tax: \$18.00

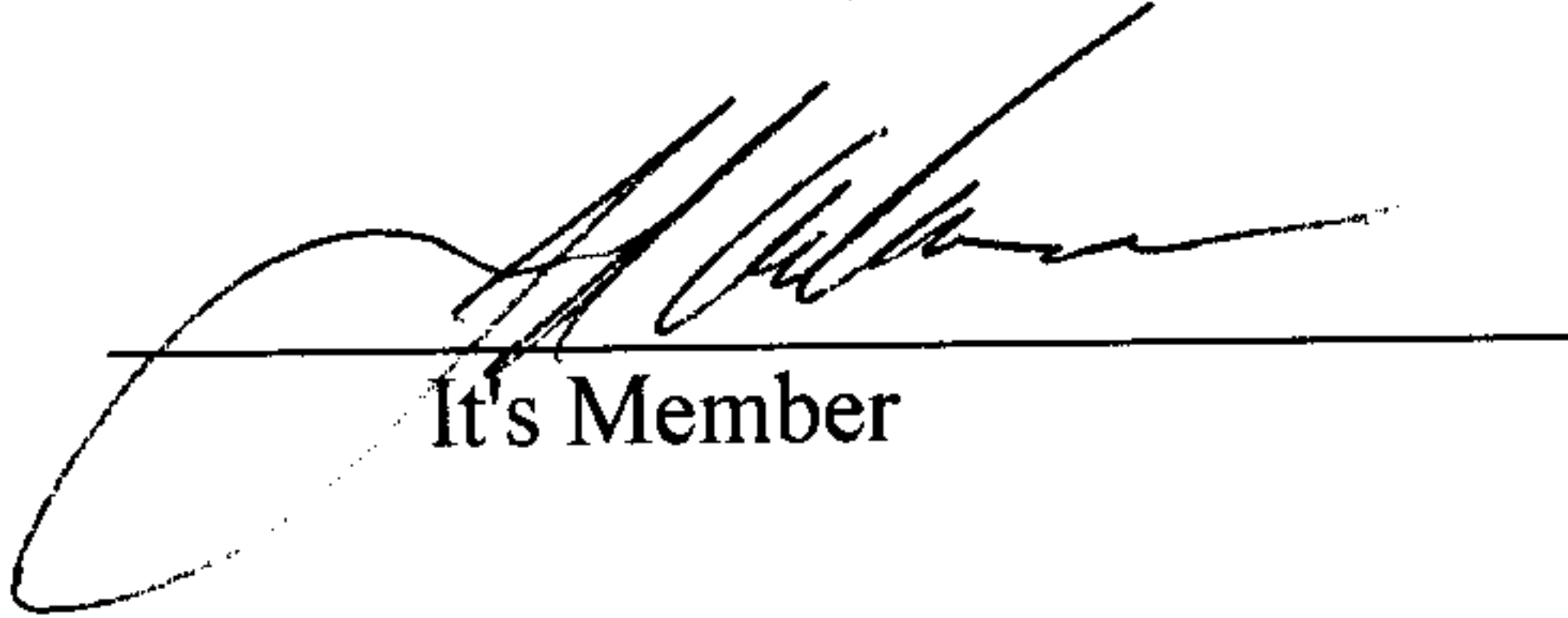
TO HAVE AND TO HOLD, to the said grantees, Jose Pablo Sanchez and Leopoldo Islas Sanchez as tenants in common and their heirs, successors and assigns forever.

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 25th day of August, 2014.

ATTEST:

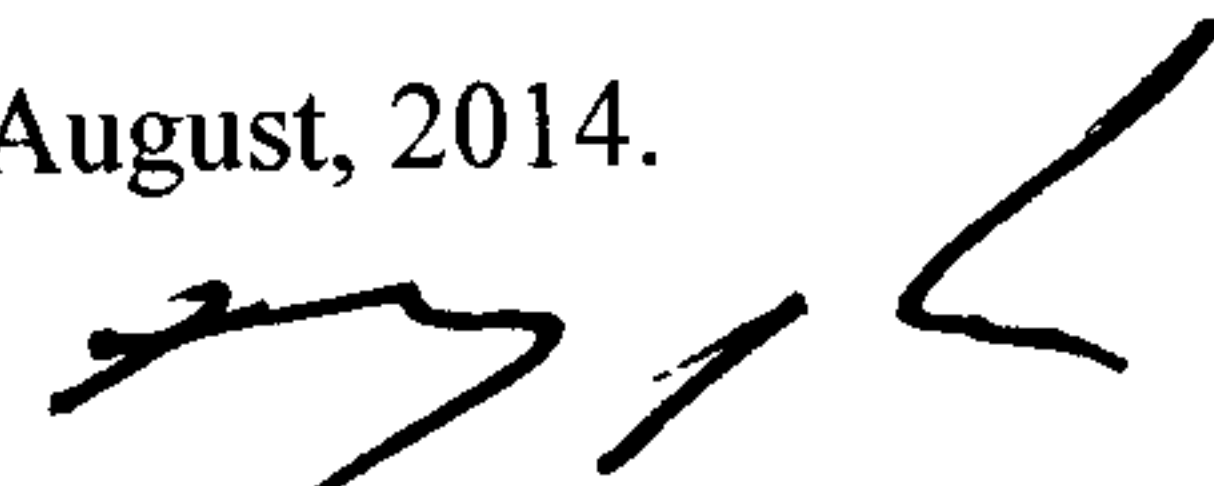
AFK Land, LLC

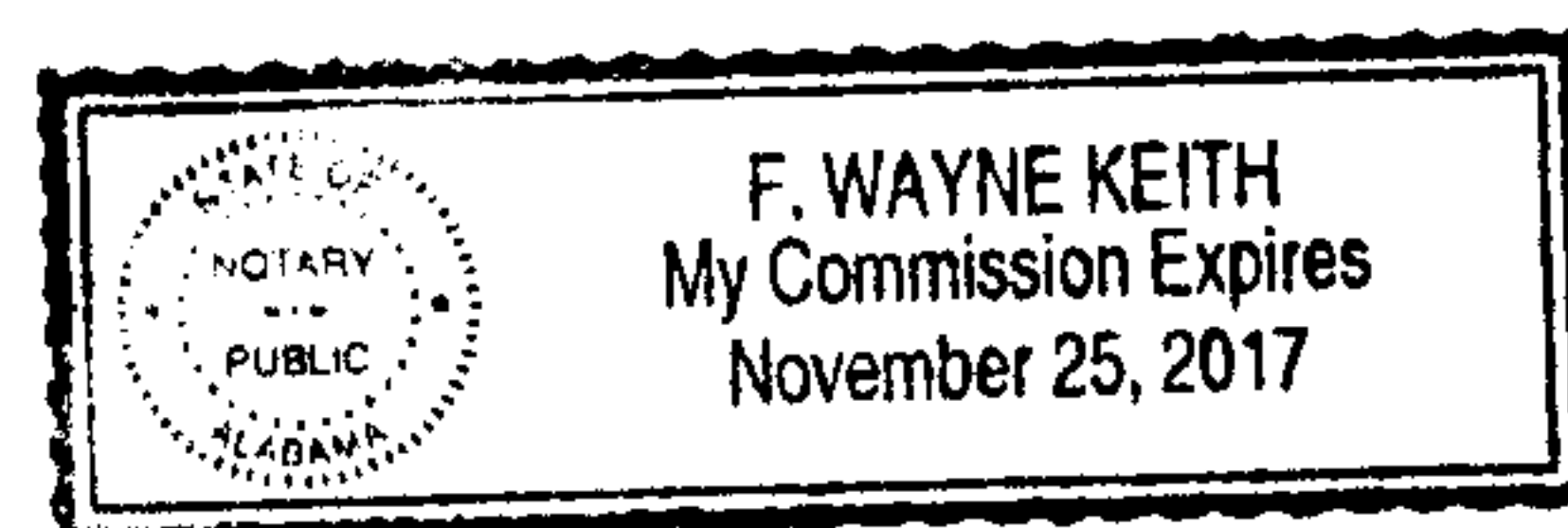

It's Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jerry Robert Adams, Jr., as Member of AFK Land, LLC, an Alabama limited liability company, whose name 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 25th day of August, 2014.


Notary Public



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Leopoldo Islas Sanchez
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Calera, Alabama 35040


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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 Land, LLC
Mailing Address : 122 Bishop Circle
Pelham, Alabama 35124
Grantee's Name: Jose Pablo Islas Sanchez
Leopoldo Islas Sanchez
Mailing Address: 6027 Kensington Way
Calera, Alabama 35040
Property Address: see legal description
Date of Transfer: August 25, 2014
Total Purchase Price \$18,000.00

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: August 25, 2014

x

Sign

verified by closing agent
F. Wayne Keith Attorney

RT-1

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