
20141230000407960 1/3 \$57.00
Shelby Cnty Judge of Probate: AL
12/30/2014 10:10:24 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

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

Shelby County, AL 12/30/2014
State of Alabama
Deed Tax: \$37.00

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Fifteen Thousand and no/100's Dollars (\$115,000.00)** and other good and valuable consideration to the undersigned:

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 to

Builder Systems, LLC

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

PARCEL I

Lot 308, according to the Survey of Eagle Point, 3rd Sector, Phase 2, as recorded in Map Book 18, Page 34, in the Probate Office of Shelby County, Alabama.

PARCEL II

Lot 718, according to the Survey of Eagle Point, 7th Sector, as recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama.

PARCEL III

Lot 819, according to the Survey of Eagle Point 8th Sector, Phase I, as recorded in Map Book 24, Page 127 A and B, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2015 and subsequent years.**
 - 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
 - 3. Restrictions and covenants appearing of record in Real 329 , Page 434 and Real 350, Page 775.**
 - 4. 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.**
- All of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**
- 5. Restrictions appearing of record in Inst. No. 1994-21054; Inst. No. 1996-33773 and Inst. No. 2007-56846. (Parcel I)**

6. Restrictions appearing of record in Inst. No. 1995-18658; Inst. No. 1997-19417 and Inst. No. 2007-56846. (Parcel II)
7. Restrictions appearing of record in Inst. No. 1998-49271 and Inst. No. 2007-56846. (Parcel III)
8. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2002-39893.(Parcel III)

\$78,000.00 of the above consideration is paid by a purchase Money Mortgage filed simultaneously herewith.

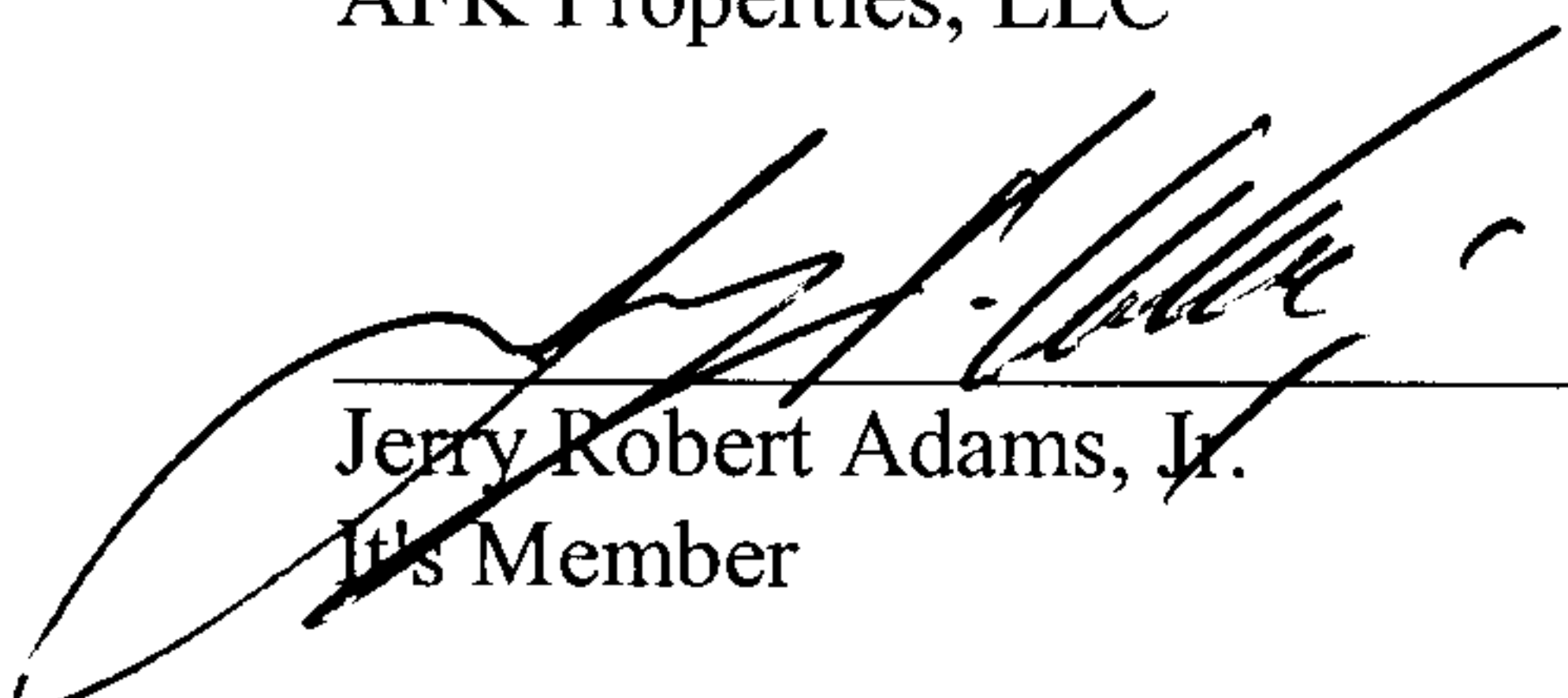
TO HAVE AND TO HOLD, unto the said grantee, Builder Systems, LLC, its successors and assigns.

And said grantor, its successors and assigns, covenants with said grantee, its successors and assigns, that grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that grantor has a good right to sell and convey the same as aforesaid; that grantor, 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, the said grantor, by its member, who is authorized to execute this conveyance has hereunto set its signature and seal this the 16th day of December, 2014.

ATTEST:

AFK Properties, LLC


Jerry Robert Adams, Jr.
It's Member


STATE OF ALABAMA
SHELBY COUNTY

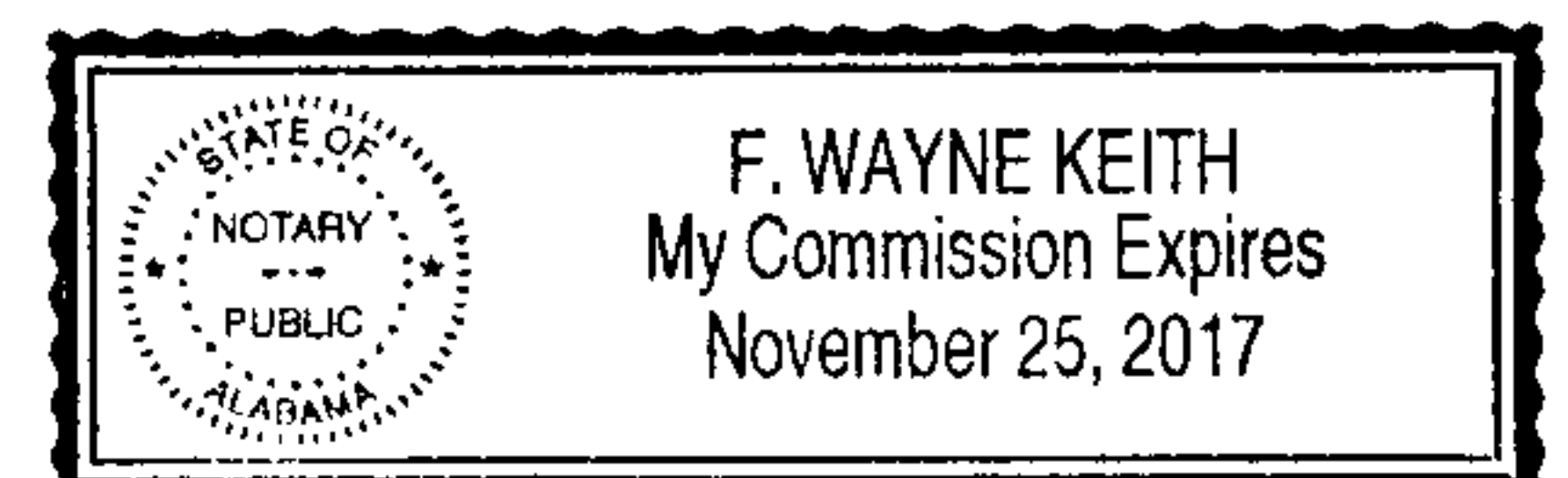
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jerry Robert Adams, Jr., whose name as Member of AFK Properties, LLC, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed 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 16th day of December, 2014.


Notary Public

SEND TAX NOTICE TO:
Builders Systems, LLC
281 Normandy Drive
Chelsea, Alabama 35043


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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

Grantors' Name: AFK Properties, LLC

Mailing Address : 122 Bishop Circle
Pelham, AL 35124

Grantees' Name: Builder Systems, LLC

Mailing Address: 281 Normandy Drive
Chelsea, AL 35043

Property Address: Lot 308, Eagle Point, 3rd Sector, Phase 2
Map Book 18, Page 34, Shelby Co, AL

**Lot 718, Eagle Point, 7th Sector,
Map Book 20, Page 18, Shelby Co, AL**

**Lot 819, Eagle Point, 8th Sector, Phase I
Map Book 24, Page 127 A and B, Shelby Co, AL**

Date of Transfer: December 16, 2014

Total Purchase Price \$115,000.00

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 16, 2014

Sign

x


verified by closing agent
F. Wayne Keith Attorney

RT-1


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