


THIS INSTRUMENT PREPARED BY:

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


20150617000202350 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/17/2015 08:04:58 AM FILED/CERT

_____[Space Above This Line For Recording Data]_____

SPECIAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Thousand and no/100's Dollars (\$1,000.00)** and other good and valuable consideration to the undersigned,

AFK Properties, LLC, an Alabama limited liability company

(hereinafter referred to as grantor) in hand paid by the grantee as herein defined, the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Builder Systems, LLC (hereinafter referred to as grantee)

the following described real estate situated in Shelby County, Alabama, to-wit:

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.

Subject to:

- 1. Taxes for the year 2015 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded maps.**
- 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.**
- 4. Restrictions appearing of record in Inst. No. 1994-21054; Inst. No. 1996-33773 and Inst. No. 2007-56848.**

The above described property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD, unto the said grantee, it's successors and assigns, forever.

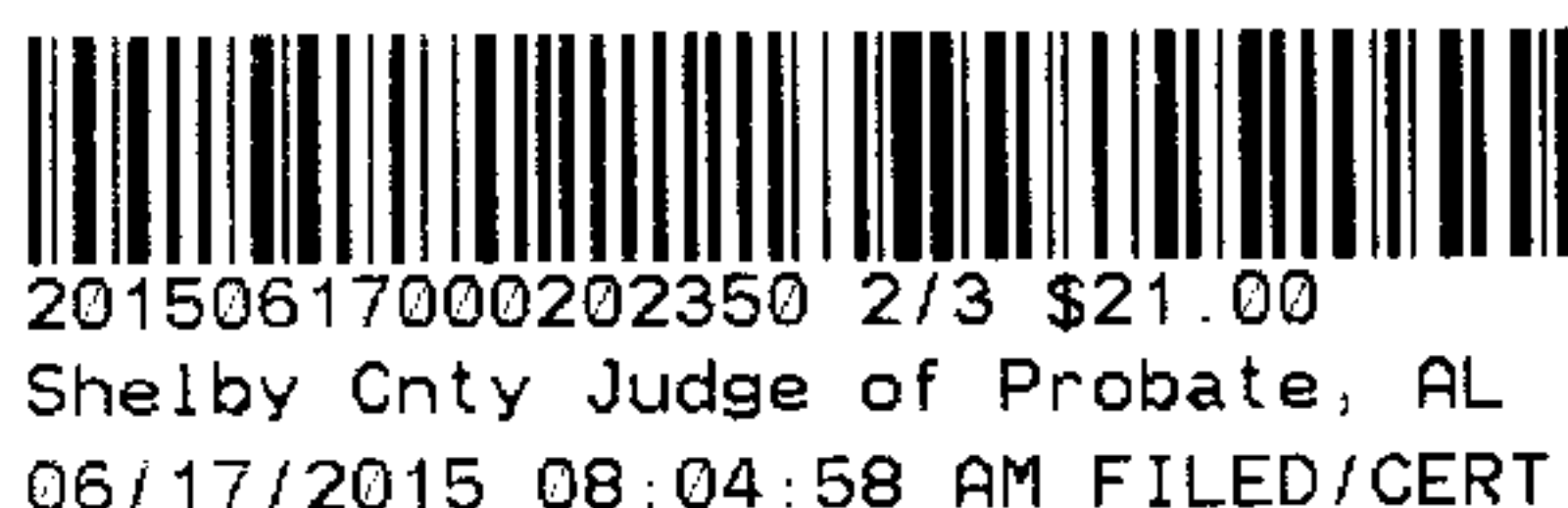
This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding

against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or representative capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, the herein named Grantor executed this conveyance on this the 16th day of June, 2015.

ATTEST:



AFK Properties, LLC

Connor Farmer-It's Member

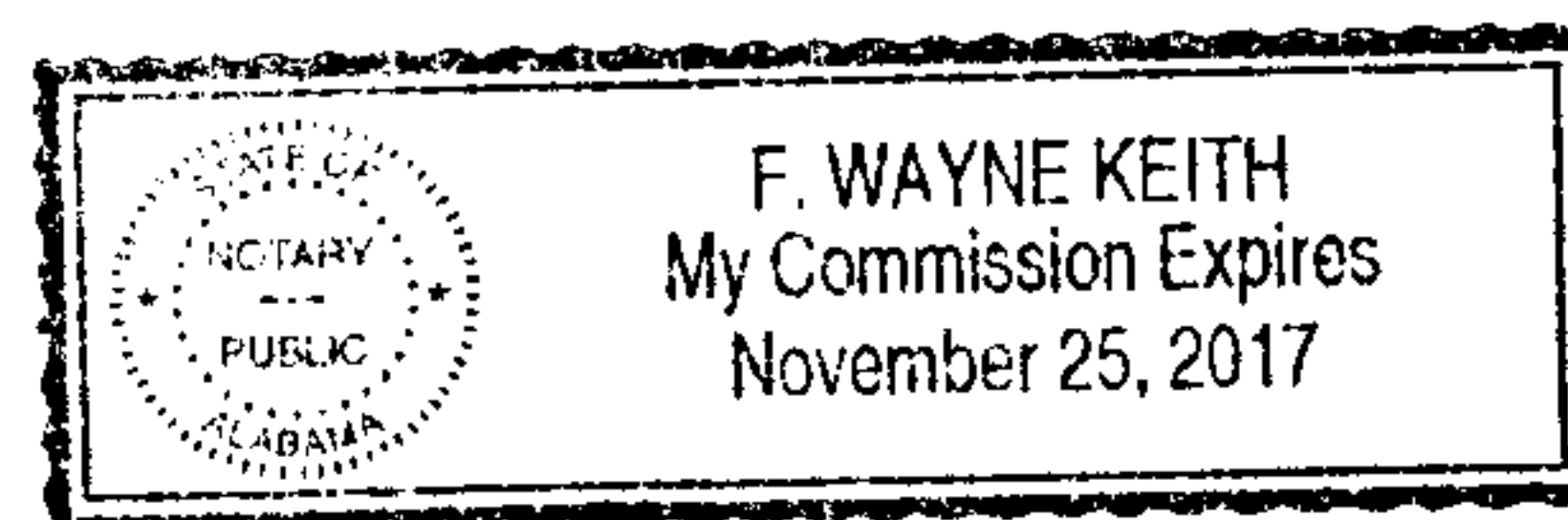
STATE OF ALABAMA
SHELBY COUNTY

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, a 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 of AFK Properties, LLC, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and seal this the 16th day of June, 2015.

Notary Public

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



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 Lane
Chelsea, AL 35043

Property Address: Lots 308 & 309 Eagle Point, 3rd Sector, Phase 2
Map Book 18, Page 34



20150617000202350 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/17/2015 08:04:58 AM FILED/CERT

Date of Transfer: June 16, 2015

Total Purchase Price \$5,000.00

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
☒ Sales Contract
☒ 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: June 16, 2015

Sign

verified by closing agent
F. Wayne Keith Attorney

x

RT-1

