

WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
AFP Acquisition, LLC  
2570 Highway 11  
Pelham, AL 35124

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Twenty-Five Thousand and 00/100 Dollars (\$425,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Harrell R. Little** and wife, **Ysabelita M Little**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **AFP Acquisition, LLC** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1, according to the Survey of Alabama Forest Products, Inc., as recorded in Map Book 17, page 105, in the Probate Office of Shelby County, Alabama more particularly described as follows:

Commence at the NW corner of Section 30, Township 20 South, Range 2 West; thence run South along the West line of said Section a distance of 1,309.75 feet; thence turn left 89° 50' 17" and run a distance of 2,440.21 feet; thence turn right 90° 56' 42" and run a distance of 133.4 feet to the southeasterly right of way line of Shelby County Highway 11 to the point of beginning; thence continue along last described course and run a distance of 507.15 feet; thence turn right 90° 00' and run a distance of 343.55 feet to the Southeasterly right of way line of Shelby County Highway 11; thence turn right 124° 06' 50" and run along said right of way line a distance of 612.55 feet to the point of beginning. Situated in Shelby County, Alabama.


\$425,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

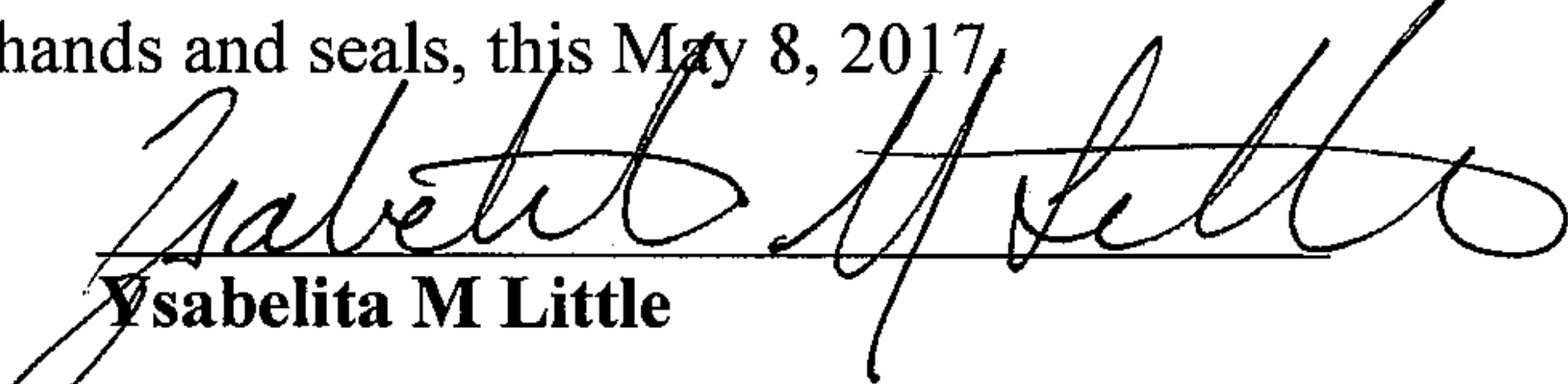
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, its heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this May 8, 2017.

  
\_\_\_\_\_  
**Harrell R. Little**

  
\_\_\_\_\_  
**Ysabelita M Little**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Harrell R. Little** and wife, **Ysabelita M Little** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this May 8, 2017.

My Commission Expires: 7-26-20

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



Grantor's Address:  
867 Valley View Road  
Indian Springs, AL 35124

Property Address:  
2570 Highway 11  
Pelham, AL 35124



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/08/2017 03:18:34 PM  
\$16.00 CHERRY  
20170508000159990

