Mortgage covers purchase price. Documents are being recorded simultaneously.

Send Tax Notice To:
Conner Farmer and Lucy R. Farmer

_____

_____

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER & KIMBROUGH, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

20050719000361120 1/2 $15.00
Shelby Cnty Judge of Probate, AL
07/19/2005 12:34:16PM FILED/CERT

WARRANTY DEED – JOINT WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF **Ten and 00/100 ($10.00) Dollars** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Farmer Development, LLC., a Limited Liability Company,** (herein referred to as Grantor) does grant, bargain, sell and convey unto **R. Conner Farmer, Jr. and Lucy R. Farmer, husband and wife,** (herein referred to as Grantees),as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Exhibit "A" for legal description.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

NOTE: This is not the homestead of the Grantor.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And Grantor does for itself and for its successors and assigns, covenants with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid, that Grantor will and Grantor's 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, Grantors have hereunto set their hands and seals, this _____ day of June, 2005.

FARMER DEVELOPMENT, LLC

BY: _____
Conner Farmer, Managing Member

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Conner Farmer, whose name as President of Farmer Development, LLC., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance and with full authority, he executed the same voluntarily on the date the same bears date as the act of said Managing Member of Farmer Development, LLC.

Given under my hand and official seal, this 14th day of June, 2005.

_____
Notary Public
My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 16, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

20050719000361120 2/2 $15.00
Shelby Cnty Judge of Probate,AL
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Exhibit "A"

Lot four (4) in Block Six (6) in Indian Springs Ranch, being a subdivision of a part of the North half of the Southeast quarter and the Southeast quarter of the Southeast quarter of Section Twenty - Nine; a part of the Southwest quarter of the Southwest quarter of Section twenty eight; a part of the East half of the Northeast quarter of Section Thirty - Two; and a part of the West half of the Northwest quarter of Section Thirty -Three; all in Township Nineteen South of Range Two West, situated in Shelby County, Alabama, according to the plat thereof, prepared by A. A. Winters, Registered Surveyor, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on September 26, 1958, in Map Record 4, Page 29. Subject to Easements, Exceptions, Reservations Encumbrances, Liens, Right of Ways and Restrictions of Record or visible on said Property.