20050916000482660 1/2 $15.00
Shelby Cnty Judge of Probate,AL
09/16/2005 02:15:15PM FILED/CERT

Send tax notice to:
FARMINGDALE HOMES, LLC

_____

_____

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243
BHM05070332

STATE OF ALABAMA
COUNTY SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Twenty Five Thousand Five Hundred and 00/100 Dollars ($25,500.00) in hand paid to the undersigned, Farmingdale Estates, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by Farmingdale Homes, LLC (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 2, according to the Map and Survey of Tanyard Branch Estates, Town of Harpersville, Shelby County, Alabama, as recorded in Map Book 30, Page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

$120,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, Grantor, FARMINGDALE ESTATES, LLC, an Alabama Limited Liability Company by ROBERT K. FLEMING its MEMBER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 28TH day of JULY, 2005.

FARMINGDALE ESTATES, LLC

By: Robert K. Fleming

ITS MEMBER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bob Fleming, whose name as its MEMBER of FARMINGDALE ESTATES, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 28TH day of JULY, 2005.

Notary Public
Print Name: Charles D. Stewart, Jr
Commission Expires:
4-13-08

CHARLES D. STEWART, JR.
MY COMMISSION EXPIRES
APRIL
13
2008
ALABAMA
NOTARY PUBLIC