20060405000157290 1/2 $109.00
Shelby Cnty Judge of Probate,AL
04/05/2006 12:11:12PM FILED/CERT

NTC0600145
Send tax notice to:
DONNA PALMER
109 FARMINGDALE DRIVE
HARPERSVILLE, AL 35078

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 04/05/2006
State of Alabama

Deed Tax:$95.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($169,900.00) in hand paid to the undersigned, Farmingdale Homes, LLC (hereinafter referred to as "Grantor") by Donna Palmer and Husband, Larry Palmer (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Farmingdale Estates, Sector One, as recorded in Map Book 34, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

$75,050.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, Grantor, Farmingdale Homes, LLC by DONNE VINES its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 24th day of MARCH, 2006.

By: _____
Farmingdale Homes, LLC
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 DONNE VINES, whose name as MEMBER of Farmingdale Homes, LLC 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, he executed the same voluntarily for and as the act of said limited liablity company.

Given under my hand and official seal this the 24TH day of MARCH, 2006.

_____
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