20060413000173320 1/1 $12.00
Shelby Cnty Judge of Probate,AL
04/13/2006 02:58:38PM FILED/CERT

WARRANTY DEED

(No title examination opinion by Preparer)

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty Two Thousand and no/100's Dollars ($32,000.00) and other good and valuable consideration to the undersigned grantor,

FARMER DEVELOPMENT, LLC, a limited liability company

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEE the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

NIPPER CONSTRUCTION & DEVELOPMENT, LLC

(hereinafter referred to as GRANTEE) the following described real estate situated in J County, Alabama, to-wit:

Lot 130, according to the Final Plat of Long Branch Estates, Phase 1, as recorded in Map Book 34, Page 66, in the Probate Office of Shelby County, Alabama.

$32,000.00 of the above recited consideration was paid by a mortgage loan closed simultaneousl

TO HAVE AND TO HOLD, unto the said GRANTEE and their successors and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, their successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its officer who is authorized to execute this conveyance has hereunto set its signature and seal this the 27th day of March, 2006.

ATTEST:

FARMER DEVELOPMENT, LLC

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 Framer, as Member of Farmer Development, 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 executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 27th day of March, 2006.

Notary Public

F. WAYNE KEITH
NOTARY PUBLIC
ALABAMA STATE AT LARGE

This instrument was prepared by:
F. Wayne Keith, Attorney
160 Yeager Parkway, Suite 105
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Nipper Construction and Development, LLC
217 Lee's Cove
Helena, AL. 35080

Regions Bank