



20080222000072570 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
02/22/2008 11:51:02AM FILED/CERT

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Seventy Five Thousand and no/100's Dollars (\$175,000.00)** and other good and valuable consideration to the undersigned grantor,

**FARMER DEVELOPMENT, LLC, an Alabama 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

**SHIRLEY BROTHERS EXCAVATING, INC.**

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

**See attached addendum for legal description**

**All of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**

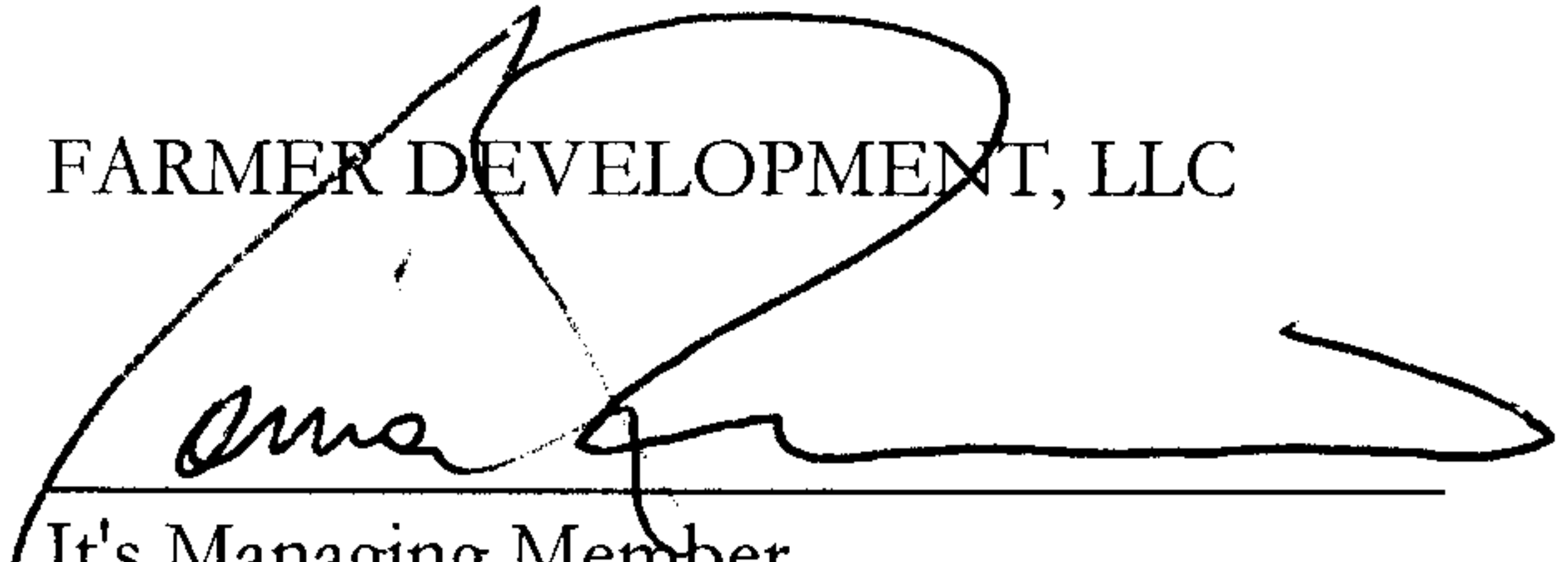
TO HAVE AND TO HOLD, unto the said GRANTEE and its successors and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 14th day of February, 2008.

ATTEST:

\_\_\_\_\_

FARMER DEVELOPMENT, LLC

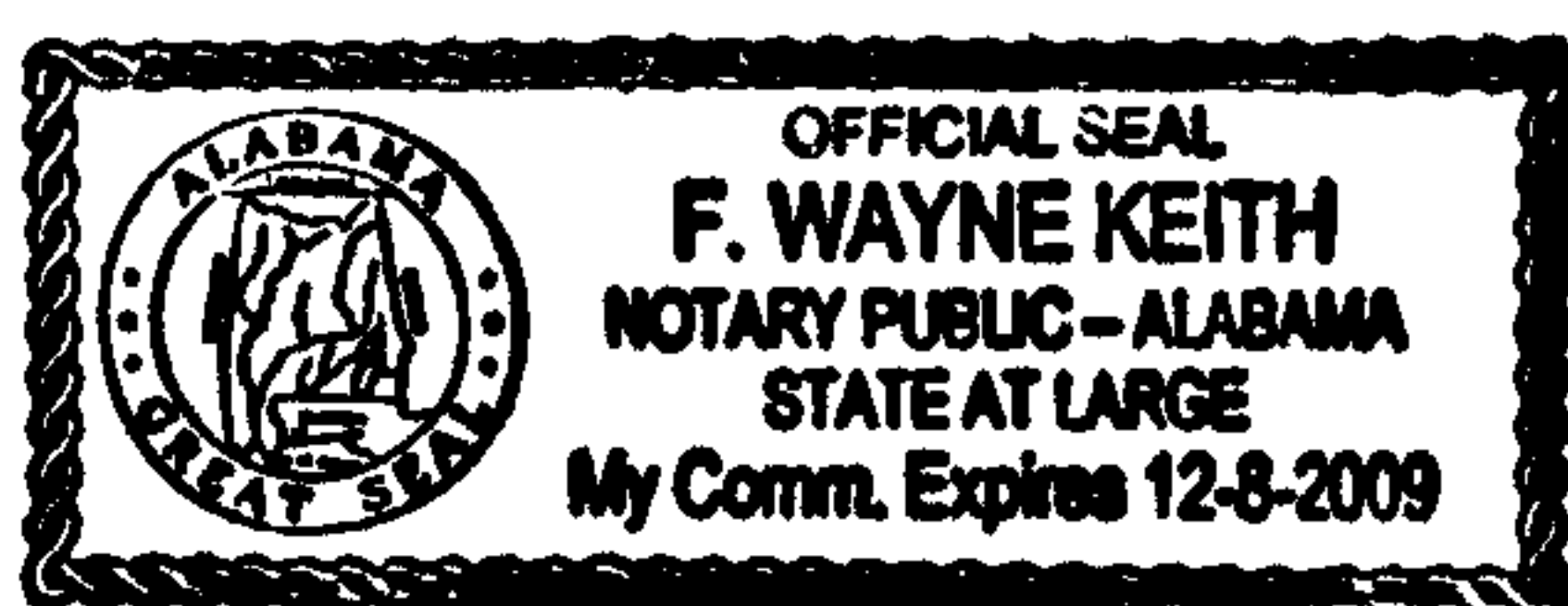
  
\_\_\_\_\_  
(It's Managing Member

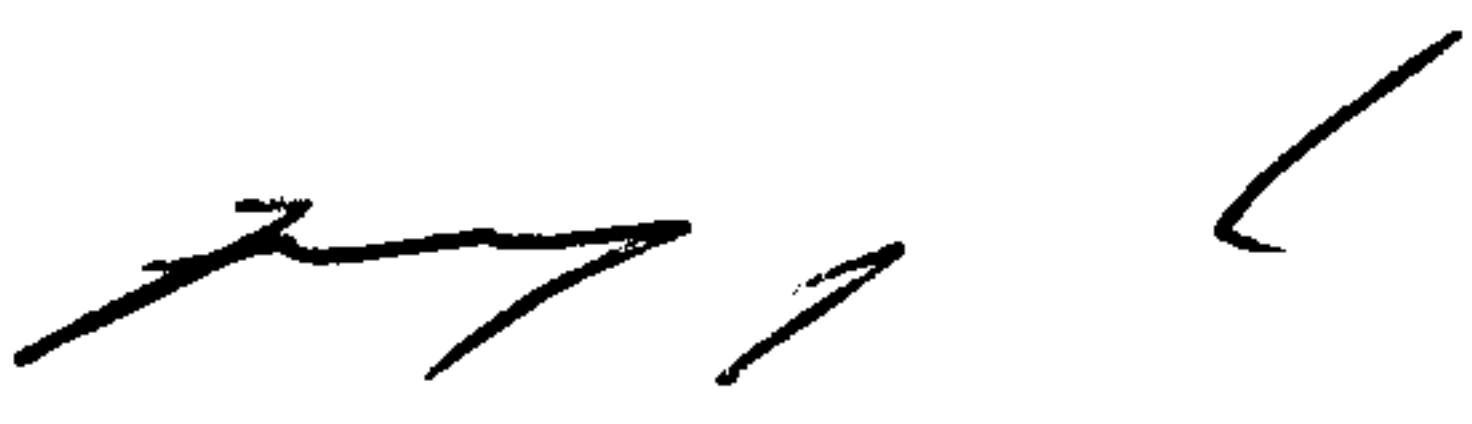
F.W. Kirk

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer as Managing Member of Farmer Development, LLC, an Alabama limited liability company is signed to the foregoing conveyance and is are known to me, acknowledged before me, that, being informed of the contents of the conveyance he as Managing 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 14th day of February, 2008.



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

This instrument was prepared by:  
F. Wayne Keith, Attorney  
15 Southlake Lane, Suite 230  
Birmingham, Alabama 35244

Send Tax Notice To:  
Shirley Brothers Excavating, Inc..  
1362 County Road 69  
Chelsea, Alabama 35043



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A parcel of land being situated in the South  $\frac{1}{4}$  of Section 27, Township 19 South, Range 1 West Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama; thence North 89 degrees 45minutes 35 seconds East a distance of 658.47 feet South 02 degrees 10 minutes 25 seconds East a distance of 297.50 feet to the point of beginning; thence South 42 degrees 46 minutes 37 seconds, East a distance of 64.63 feet; thence South 47 degrees 13 minutes 23 seconds West, a distance of 65.00 feet; thence South 42 degrees 46 minutes 37 seconds, East a distance of 80.00 feet; thence North 47 degrees 13 minutes 23 seconds East a distance of 65.00 feet; thence South 42 degrees 46 minutes 37 seconds East a distance of 177.00 feet to the centerline of North Fork Yellow Leaf Creek; thence South 66 degrees 13 minutes 03 seconds, West along said centerline a distance of 125.39 feet; thence South 58 degrees 29 minutes 37 seconds West along said centerline a distance of 64.88 feet; thence South 23 degrees 02 minutes 00 seconds West along said centerline a distance of 167.61 feet; thence South 38 degrees 41 minutes 22 seconds, West along said centerline a distance of 319.04 feet; thence South 87 degrees 32 minutes 42 seconds West along said centerline a distance of 116.40 feet; thence South 32 degrees 50 minutes 24 seconds, West along said centerline a distance of 136.01 feet; thence South 62 degrees 41 minutes 25 Section, West along said centerline a distance of 132.48 feet; thence South 38 degrees 40 minutes 17 seconds, West along said centerline a distance of 184.44 feet; thence South 87 degrees 57 minutes 34 seconds West and leaving said centerline a distance of 314.97 feet to the Easterly Right of Way of Shelby County Highway 47; thence North 14 degrees 56 minutes 41 seconds West along said Right of Way a distance of 27.86 feet; thence North 67 degrees 54 minutes 15 seconds, East and leaving said Right of Way a distance of 269.46 feet, thence North 38 degrees 17 minutes 28 seconds, East a distance of 116.46 feet; thence North 44 degrees 03 minutes 40 seconds, West a distance of 232.32 feet to the Southerly Right of Way of Chesser Crain Road; thence North 50 degrees 17 minutes 52 seconds, East along said Right of Way a distance of 947.33 feet; thence North 47 degrees 07 minutes 12 seconds East along said Right of Way, a distance of 98.91 feet to the point of beginning.

Less and Except

A parcel of land being situated in the South  $\frac{1}{4}$  of Section 27, Township 19 South, Range 1 West Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama; thence North 89 degrees 45minutes 35 seconds East a distance of 658.47 feet South 02 degrees 10 minutes 25 seconds East a distance of 297.50 feet; thence South 42 degrees 46 minutes 37 seconds, East a distance of 64.63 feet; thence South 47 degrees 13 minutes 23 seconds West, a distance of 65.00 feet; thence South 42 degrees 46 minutes 37 seconds, East a distance of 80.00 feet; thence North 47 degrees 13 minutes 23 seconds East a distance of 65.00 feet; thence South 42 degrees 46 minutes 37 seconds East a distance of 177.00 feet to the centerline of North Fork Yellow Leaf Creek; thence South 66 degrees 13 minutes 03 seconds, West along said centerline a distance of 125.39 feet; thence South 58 degrees 29 minutes 37 seconds West along said centerline a distance of 64.88 feet; thence South 23 degrees 02 minutes 00 seconds West along said centerline a distance of 167.61 feet; thence South 38 degrees 41 minutes 22 seconds, West along said centerline a distance of 319.04 feet; thence South 87 degrees 32 minutes 42 seconds West along said centerline a distance of 116.40 feet; thence South 32 degrees 50 minutes 24 seconds, West along said centerline a distance of 136.01 feet; thence South 62 degrees 41 minutes 25 Section, West along said centerline a distance of 132.48 feet; thence South 38 degrees 40 minutes 17 seconds, West along said centerline a distance of 184.44 feet; thence South 87 degrees 57 minutes 34 seconds West and leaving said centerline a distance of 314.97 feet to the Easterly Right of Way of Shelby County Highway 47; thence North 14 degrees 56 minutes 41 seconds West along said Right of Way a distance of 27.66 feet; thence North 67 degrees 54 minutes 15 seconds, East and leaving said Right of Way a distance of 269.46 feet, thence North 38 degrees 17 minutes 28 seconds, East a distance of 116.46 feet; thence South 60 degrees 48 minutes 12 seconds East a distance of 132.16 feet to the point of beginning.