

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:

(Name) RC FARMER
(Address) 1791 HWY 86
CALERA, AL 35040

Send Tax Notice to:

(Name) RC FARMER/LARRY KENT
(Address) 1791 HWY 86
CALERA, AL 35040

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED AND 00/100 (\$500.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ROBERT C. FARMER AND WIFE, THERESA T. FARMER

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

TEAM DEVELOPMENT, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

County, Alabama, to-wit:

AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land situated in the South 1/2 of the SW 1/4 of Section 2, Township 24 North, Range 13 East, City of Calera, Shelby County, Alabama; and being more particularly described as follows:
Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 13 East, said point also being the Point of Beginning; thence North 88 deg. 37 min. 29 sec. West for a distance of 630.00 feet; thence South 00 deg. 58 min. 08 sec. East for a distance of 420.00 feet to a point on the northerly right of way line of Bonnevillie Drive; thence South 88 deg. 58 min. 13 sec. East along said right of way for a distance of 1049.02 feet to a point on the Westerly right of way line of U. S. Highway 31 (80 foot right of way) and the end of Bonnevillie Drive right of way; thence North 01 deg. 23 min. 20 sec. East along said right of way for a distance of 411.83 feet; thence North 88 deg. 25 min. 43 sec. West and leaving said right of way for a distance of 436.28 feet to the Point of Beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT WILLOW COVE, PHASE ONE
AS RECORDED IN MAP BOOK 23- PAGE 75,
SHELBY COUNTY, AL

05/28/1998-19391
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15 day of MAY, 19 98

(Seal)

(Seal)

(Seal)

Robert C. Farmer
THERESA T. Farmer

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, THOMAS J. HOGUE
in said State, hereby certify that

a Notary Public in and for said County.

whose names ROBERT C. FARMER
THERESA T. FARMER signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15 day of May, 19 98

My Commission Expires: 5-3-99

THOMAS J. HOGUE
Notary Public

1998-19391