

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Robert Connor Farmer, Jr.
3001 Ritha Circle
Birmingham, Alabama 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY)
)
A LIMITED LIABILITY COMPANY
JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHTY THOUSAND AND NO/100THS (\$80,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Farmer Development, LLC, a limited liability company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Robert Connor Farmer, Jr., and wife, Lucy R. Farmer**, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See attached legal description as Exhibit "A".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEE herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR Farmer Development, LLC by its member, who is authorized to execute this conveyance, hereto set his signature and seal this the 23rd day of April, 2002.

Farmer Development, LLC

By: Connor Farmer, Member

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, whose name 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 on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of April, 2002.

NOTARY PUBLIC

My Commission Expires:

3/30/07

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2008

Inst # 2002-19161

04/25/2002-19161
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 95.00

EXHIBIT "A"

A parcel of land located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 22; thence South along East line of said $\frac{1}{4}$ section a distance of 225.00 (map); thence turn 91 deg 18.5 min. , a distance of 544.70 feet (map) to the point of beginning; thence continue along last described course, a distance of 468.17 feet (map); thence turn left 119 deg. 29 min. 31 sec., a distance of 177.20 feet; thence turn right 25 deg. 00 min. 23 sec., a distance of 372.07 feet; thence turn left 111 deg. 50 min. 16 sec., a distance of 111.84 feet; thence turn right 64 deg. 51 min. 23 sec., a distance of 104.51 feet (map); thence turn left 11 deg. 53 min. 33 sec., a distance of 81.24 feet (map); thence turn left 106 deg. 39 min. 12 sec., a distance of 560.60 feet (map); thence turn left 9 deg. 59 min. 14 sec., a distance of 25.00 feet (map) to the point of beginning.

Less and except the South $\frac{1}{2}$ of the West 40 feet radius circle of Black Horse Bend, being the same property conveyed by Ben Street and Dorothy Jean Street, recorded in Deed Book 238 page 310 in the Probate Office of Shelby County, Alabama.



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