



20030418000238810 Pg 1/4 21.00
Shelby Cnty Judge of Probate, AL
04/18/2003 01:17:00 FILED/CERTIFIED

Send Tax Notice To: Farmer Development, Inc.
Pelham, Alabama 35124

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of EIGHT HUNDRED THOUSAND AND 00/100 (\$ 800,000.00) DOLLARS, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, SHERMAN HOLLAND, JR., A MARRIED MAN, herein referred to as Grantor, do grant, bargain, sell and convey unto FARMER DEVELOPMENT, INC., herein referred to as Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A", HERETO ATTACHED AND MADE A PART HEREOF
THE SAME AS IF FULLY SET OUT HEREIN.

THE PROPERTY HEREIN CONVEYED IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

TO HAVE AND TO HOLD Unto the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators 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, I have hereunto set my hand and seal, this
1st day of April, 2003.

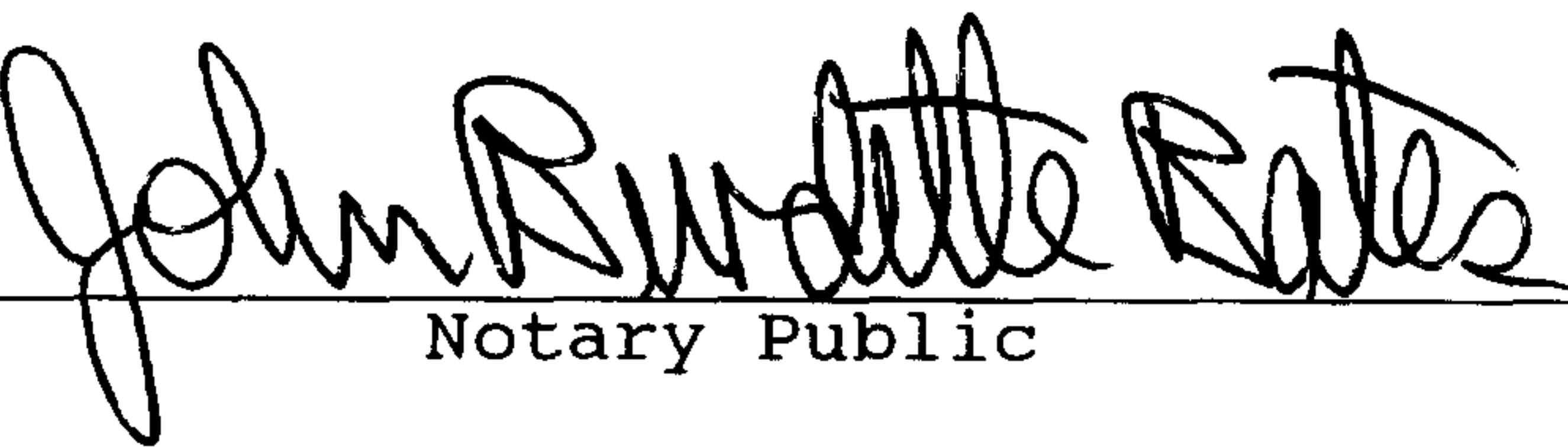
Sherman Holland, Jr. (SEAL)

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherman Holland, Jr., whose name 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 executed the same voluntarily, on

the day the same bears date.

Given under my hand and official seal this 1st day of April,
2003.



Notary Public

This instrument was prepared by:

✓ John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

EXHIBIT "A"

Commence at the NW corner of the NW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence N89°50'27"E, a distance of 91.73' to the westerly right-of-way line of USX Railroad (100' ROW); thence S02°25'47"E along said right-of-way, a distance of 335.26'; thence S02°22'44"E along said right-of-way, a distance of 559.61' to the POINT OF BEGINNING; thence continue southerly along said line and along said right-of-way, a distance of 438.40'; thence S01°36'18"E along said right-of-way, a distance of 302.61'; thence continue southerly along said line along said right-of-way, a distance of 60.01'; thence continue southerly along said line and along said right-of-way, a distance of 467.74'; thence S02°05'38"E along said right-of-way, a distance of 680.39'; thence S01°31'30"E along said right-of-way, a distance of 35.07'; thence S88°08'10"W and leaving said right-of-way, a distance of 877.44' to a centerline of Buck Creek; thence N08°33'21"W along said centerline, a distance of 232.75'; thence N02°19'41"E along said centerline, a distance of 99.42'; thence N14°01'26"E along said centerline, a distance of 107.59'; thence N40°01'08"E along said centerline, a distance of 97.36'; thence N53°13'17"E along said centerline, a distance of 77.93'; thence N07°50'47"E along said centerline, a distance of 46.30'; thence N07°52'01"W along said centerline, a distance of 75.04'; thence N26°19'25"W along said centerline, a distance of 183.51'; thence N72°19'02"W along said centerline, a distance of 111.95'; thence N07°22'17"W along said centerline, a distance of 25.49'; thence N13°18'46"E along said centerline, a distance of 40.13'; thence N35°07'47"E along said centerline, a distance of 29.74'; thence N55°59'23"E along said centerline, a distance of 36.74'; thence N75°40'22"E along said centerline, a distance of 51.22'; thence N47°59'13"E along said centerline, a distance of 50.67'; thence N30°57'00"E along said centerline, a distance of 82.87'; thence N41°38'08"E along said centerline, a distance of 52.16'; thence N00°21'52"W along said centerline, a distance of 38.84'; thence N34°17'32"W along said centerline, a distance of 100.80'; thence N40°03'31"W along said centerline, a distance of 120.46'; thence N35°27'40"W along said centerline, a distance of 95.12'; thence N22°06'32"W along said centerline, a distance of 122.16'; thence N45°35'48"W along said centerline, a distance of 84.79'; thence N71°24'18"W along said centerline, a distance of 81.78'; thence N12°54'51"W along said centerline, a distance of 82.60'; thence N55°11'52"E along said centerline, a distance of 55.69'; thence N76°34'43"E along said centerline, a distance of 197.18'; thence N17°49'46"E along said centerline, a distance of 36.90'; thence N88°12'18"E and leaving said centerline, a distance of 367.83'; thence S55°42'23"E, a distance of 55.55'; thence N88°12'18"E, a distance of 141.44'; thence N2°22'44"W, a distance of 180.00'; thence N87°37'16"E, a distance of 160.00'; thence S2°22'44"E, a distance of 6.66'; thence N87°37'16"E, a distance of 100.00' to the POINT OF BEGINNING.

SUBJECT TO a 60' Alabama Power Easement.

Less and except an easement for future street, said easement being more particularly described as follows:

Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence N89°50'27"E, a distance of 91.73' to the westerly right-of-way line of CSX Railroad (100' ROW); thence S02°25'47"E along said right-of-way, a distance of 335.26'; thence S02°22'44"E along said right-of-way, a distance of 998.01'; thence S01°36'18"E along said right-of-way, a distance of 302.61' to the POINT OF BEGINNING; thence S87°17'42"W and leaving said right-of-way, a distance of 6.81' to the point of a curve to the right having a radius of 1470.00' and a central angle of 01°27'17"; thence southwesterly along the arc of said curve, 37.33' to the point of a curve to the right having a radius of 5030.00' and a central angle of 00°32'41"; thence southwesterly along the arc of said curve, 47.81'; thence S88°12'18"W, a distance of 541.81'; thence N46°47'42"W, a distance of 42.43'; thence S88°12'18"W, a distance of 57.28' to the point of a curve to the right having a radius of 90.00' and a central angle of 18°48'48"; thence northwesterly along the arc of said curve, a distance of 26.41'; thence S34°17'32"E, a distance of 100.80'; thence S00°21'52"E, a distance of 38.84'; thence N88°12'18"E, a distance of 30.13'; thence N43°12'18"E, a distance of 42.43'; thence N88°12'18"E, a distance of 541.81' to the point of a curve to the left having a radius of 4970.00', a central angle of 00°32'41"; thence northeasterly along the arc of said curve a distance of 47.24' to the point of curve to the left having a radius of 1530.00', a central angle of 01°27'17"; thence northeasterly along the arc of said curve a distance of 38.85'; thence N87°17'42"E, a distance of 5.65' to the westerly right-of-way line of CSX Railroad (100' ROW); thence N01°36'18"W along said right-of-way, a distance of 60.01' to the POINT OF BEGINNING.

EXHIBIT "B"

SUBJECT TO:

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first by appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage covered by this Commitment.
2. Rights or claims of parties in possession not shown by the public records..
3. Easements, or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
7. Taxes or special assessments which are not shown as existing by the public records.
8. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
9. General and special taxes or assessments for the year 2003 and subsequent years not yet due and payable.
10. Right(s)-of-Way(s) granted to Southern Natural Gas by instrument(s) recorded in Deed Book 90 pages 281 and 461 in Probate Office.
11. Easement(s) to Postal Telegraph Cable Company as shown by instrument recorded in Deed Book 80 pages 36 and 40 in Probate Office.
12. Easement(s) to A T & T as shown by Instrument recorded in Deed Book 168 page 476 in Probate Office.
13. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 303 page 226 in Probate Office.
14. Agreement for Water line easement as set out in Inst. #1993-22320 in Probate Office. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 113 page 52; Deed Book 113 page 95; Deed Book 107 page 533; Deed Book 102 page 205; Deed Book 141 page 506; Deed Book 170 page 262; Deed Book 55 page 454 and Deed Book 92 page 437 in Probate Office.
15. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 167 pages 462, 465 and 467; Deed Book 169 page 59; Deed Book 271 page 748 and Deed Book 255 page 868 in Probate Office.
16. Right(s)-of-Way(s) granted to Colonial Pipeline by instrument(s) recorded in Deed Book 269 page 203 in Probate Office.
17. Easement to City of Pelham as set out in Deed Book 337 page 525 in the Probate Office.
18. Riparian Rights, if any, in and to the use of Buck Creek.
19. Less and except any portion lying within Buck Creek.