

**THIS INSTRUMENT PREPARED BY:**

**Jackson W. Guyton**  
**Parsons & Guyton, Atty.**  
✓ **4507 Gary Avenue**  
**Fairfield, AL 35064**  
**(205) 786-7084**

**SEND TAX NOTICE TO:**

**Connor Farmer**  
**250 Yeager Parkway**  
**Pelham, AL 35124**

**WARRANTY DEED (WITHOUT SURVIVORSHIP)**

**STATE OF ALABAMA }**

**KNOW ALL MEN BY THESE PRESENTS:**

**JEFFERSON COUNTY }**

That in the consideration of Twenty Thousand Dollars and (\$20,000.00) and the Execution of a Purchase Money Mortgage in the amount of Ninety Four Thousand Nine Hundred Seventy Four Dollars and 90/100 (\$94,974.90) to the undersigned grantor (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I,

Archie Phillips, a married man

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

Connor Farmer,

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

Jefferson County, Alabama, to-wit:

**See Exhibit "A" attached hereto.**

**It is understood and agreed to by the Grantor and Grantee that there shall not be more than two (2) residences constructed on the within described property. This restriction shall run with the property.**

And shall be binding upon the heirs and assigns of both the Grantor and the Grantee.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs 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 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 GRANTEES, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17<sup>th</sup> day of April, 2003.

ACCEPTED:

  
CONNOR FARMER

 (Seal)  
ARCHIE PHILLIPS

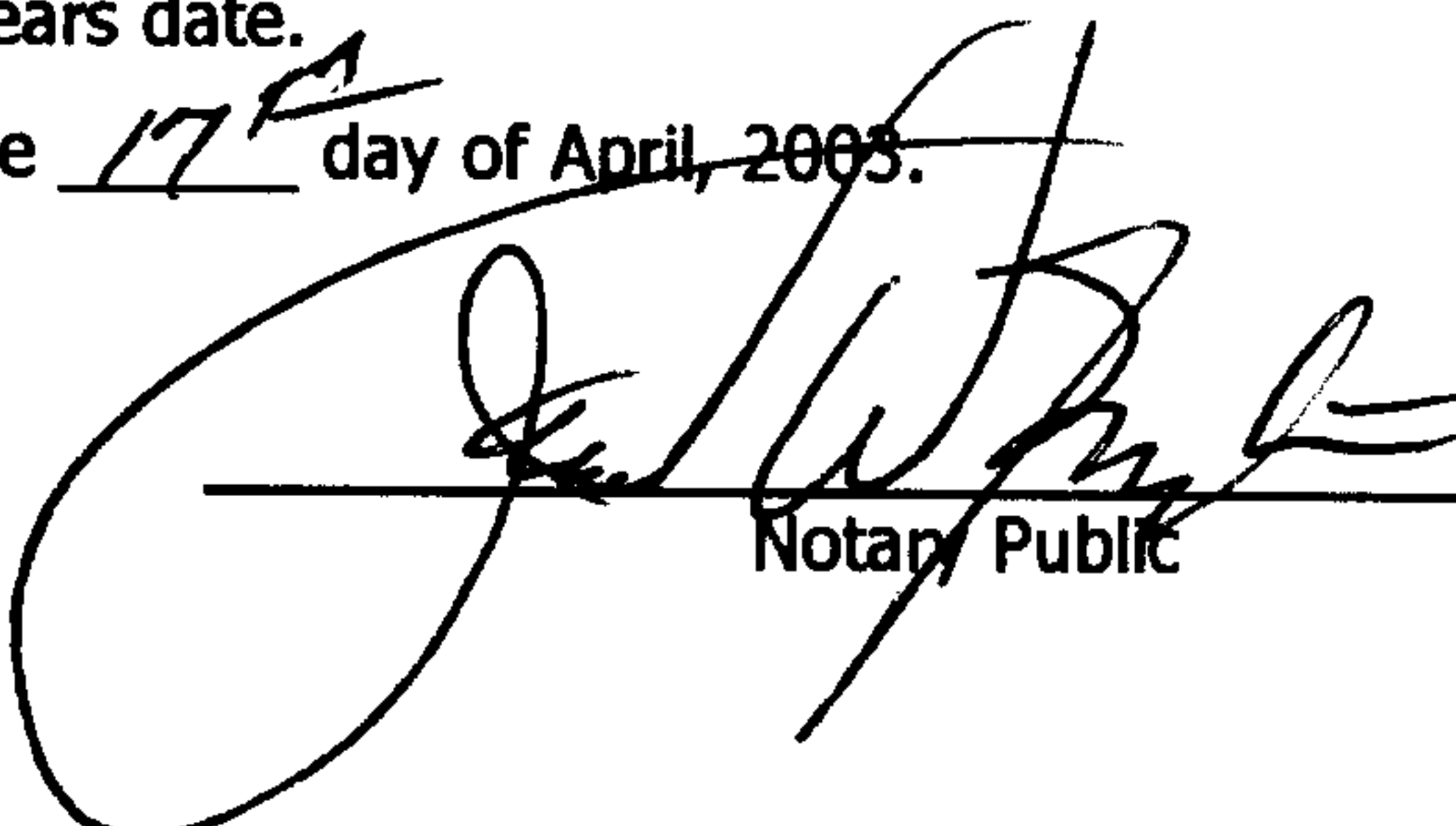
**STATE OF ALABAMA }**

**JEFFERSON COUNTY }**

**GENERAL ACKNOWLEDGMENT**

I, Jackson W. Guyton, a Notary Public in and for said County, in said State, hereby certify that Archie Phillips, a married man 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 of the day the same bears date.

Given under my hand and official seal this the 17<sup>th</sup> day of April, 2003.

  
Notary Public

**EXHIBIT "A"**

The Northeast Quarter of the Northeast Quarter, Section 2, Township 21 South, Range 5 West, Shelby County, Alabama.

LESS AND EXCEPT the South 5 acres along the South side thereof.

Situated in Shelby County, Alabama.

Together with the following described easements:

**EASEMENT 1:**

An easement for ingress, egress, and utilities across the following described property:

A parcel of land situated in the SW 1/4 of Section 36, Township 20 South, Range 5 West, described as follows:

Beginning at the SW corner of the SW 1/4 of said Section 36, go North 88 degrees 46 minutes 05 seconds East along the South boundary of said 1/4 Section for 25.01 feet to the beginning of a non-exclusive perpetual easement described as follows: A parcel of land lying 25.00 feet either side of and parallel to a line described as follows: Go North 02 degrees 22 minutes 49 seconds West parallel to the West boundary of said 1/4 Section for 219.30 feet; thence North 31 degrees 47 minutes 31 seconds East for 181.08 feet; thence North 53 degrees 19 minutes 00 seconds East for 126.67 feet; thence North 69 degrees 18 minutes 00 East for 259.12 feet; thence North 58 degrees 12 minutes 40 seconds East for 378.53 feet; thence North 73 degrees 46 minutes 18 seconds East for 241.77 feet; thence North 82 degrees 46 minutes 26 seconds East 303.61 feet; thence North 68 degrees 27 minutes 50 seconds East for 164.44 feet; thence North 82 degrees 48 minutes 05 seconds East for 377.38 feet; thence North 13 degrees 41 minutes 56 seconds East for 90.24 feet; thence North 83 degrees 16 minutes 35 seconds East for 74.30 feet to the end of said easement and the West end of an existing chert road known as War Eagle Drive.

According to the survey of James A. Riggins, dated November 23, 2001.

**EASEMENT 2:**

A permanent perpetual non-exclusive easement for a right of way for ingress and egress, hereinafter described as follows:

A part of the SE 1/4 of Section 35, Township 20 South, Range 5 West, Jefferson County, Alabama, more particularly described as follows:

Beginning at the SE corner of the SE 1/4 of said Section 35, go South 87 degrees 29 minutes 14 seconds West along the South boundary of said 1/4 Section for 84.27 feet; thence North 71 degrees 33 minutes 09 seconds East for 46.80 feet; thence North 41 degrees 09 minutes 46 seconds East for 57.04 feet to the East boundary of said 1/4 Section; thence South 2 degrees 22 minutes 49 seconds East along the East boundary for 54.10 feet to the point of beginning.

This easement shall serve, shall be permanent, and shall run with the following described property that is situated in Shelby County, Alabama:

The Northeast Quarter of the Northeast Quarter (NE 1/4 - NE 1/4), Section 2, Township 21 South, Range 5 West.

LESS AND EXCEPT the South 5 acres along the South side thereof.

Situated in Shelby County, Alabama.

None of the above property is the homestead of the the grantor.

Subject to:

1. 2003 taxes.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in deed recorded in Instrument #2000-04451, in Probate Office.
3. Restrictions as recorded in Instrument No. 2001-53902.
4. Any loss or claim arising by virtue of variation in location of the South line of caption lands as set forth in the description herein, and in the original description of the 5 acre excepted parcel, as shown in deed recorded in Deed Book 142, Page 581, in Probate Office.