


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To: ^{\$}66,800.00

WARRANTY DEED


20030516000307890 Pg 1/2 84.00
Shelby Cnty Judge of Probate, AL
05/16/2003 02:46:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Farmer Development, LLC, 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 Shelby County, Alabama, to-wit:

As described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2004 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Any claims resulting from the fact that the Property conveyed has been subject to a "current-use" assessment; (5) All matters relating to Shire Valley Farms Homeowner's Association, Inc. including, without limitation, the Articles of Incorporation, Bylaws, Regulations and any Amendments thereto which Articles of Incorporation are to be recorded subsequent to the recordation of this deed; (6) If applicable, any portion of the property conveyed herein which is located within a flood prone area; (7) Riparian rights, if any; (8) Declaration of Restrictive Covenants for Shire Valley Farms (Covenants) which Covenants are to be recorded subsequent to this Deed, however, it is expressly understood that the property conveyed herein is subject to the Covenants.

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


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

15 **IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 15th day of May, 2003.

Farmer Development, LLC

By: 
Connor Farmer

Its: Member

STATE OF ALABAMA)
 COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Connor Farmer as Member of Farmer Development, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 15 day of May, 2003.


Notary Public
My Commission Expires: 3-1-06

EXHIBIT A
FARMER DEVELOPMENT LLC
TO
CONNOR FARMER

A Parcel of land situated in the N 1/2 of Section 7, Township 20 South, Range 1 East, and being more particularly described as follows:

Beginning at the NW Corner of the NE 1/4 of Section 7, Township 20 South, Range 1 East, said point being the POINT OF BEGINNING; thence S89°15'10"E, a distance of 1,360.34'; thence S89°05'23"E, a distance of 40.12' to the point of a non tangent curve to the right, having a radius of 100.00'; a central angle of 34°12'14"; and subtended by a chord which bears S39°56'55"W, a chord distance of 58.81'; thence along arc and said curve a distance of 59.70'; thence S57°03'02"W, a distance of 85.53' to a point of curve to the right having a radius of 150.00' a central angle of 47°51'51" and subtended by a chord which bears S80°58'57"W a chord distance of 121.70' thence y. along the arc and said curve a distance of 125.31' to a point of reverse curve to the left having a radius of 162.00' a central angle of 51°30'42" and subtended by a chord which bears S79°09'32"W a chord distance of 140.79'; thence along the arc and said curve a distance of 145.65'; thence S53°24'11"W, a distance of 100.01' to a point of curve to the left having a radius of 150.00' a central angle of 84°07'49"; and subtended by a chord which bears S11°20'16"W a chord distance of 200.99'; thence along the arc and said curve a distance of 220.25' to a point of reverse curve to the right having a radius of 225.00' a central angle of 14°13'47"; and subtended by a chord which bears S23°36'46"E a chord distance of 55.74'; thence along the arc and said curve a distance of 55.88'; to a point of curve to the right having a radius of 225.00' a central angle of 30°13'56" and subtended by a chord which bears S01°22'54"E, a chord distance of 117.35'; thence along the arc and said curve a distance of 118.72'; thence S13°44'04"W, a distance of 171.94' to the point of a non tangent curve to the left, having a radius of 400.00' a central angle of 25°59'50" and subtended by a chord which bears N84°05'28"W a chord distance of 179.94'; thence along the arc and said curve a distance of 181.49'; thence S82°54'37"W, a distance of 179.60' to a point of curve to the right having a radius of 200.00' a central angle of 34°58'16" and subtended by a chord which bears N79°36'16"W a chord distance of 120.19'; thence along the arc and said curve a distance of 122.07'; thence N62°07'08"W, a distance of 81.10' to a point of curve to the left having a radius of 285.00' a central angle of 33°57'01" and subtended by a chord which bears N79°05'38"W a chord distance of 166.41'; thence along the arc and said curve a distance of 168.88'; thence S83°55'52"W a distance of 231.72' to a point lying on county highway #445 point also being the point of a non tangent curve to the left, having a radius of 110.00' a central angle of 25°50'37" and subtended by a chord which bears N38°45'32"W a chord distance of 49.20'; thence along the arc and said curve a distance of 49.62'; thence S86°48'29"E and leaving said highway a distance of 58.14'; thence N01°29'06"E, a distance of 649.78' to the POINT OF BEGINNING.