

This Instrument Prepared By:

James F. Burford, III

Attorney at Law

1318 Alford Avenue Suite 101

Birmingham, Alabama 35226

Send Tax Notice To:

244 Oak Forest Dr.

Pellham, AL

35124

WARRANTY DEED



20030516000308030 Pg 1/1 15.00
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 Eighty thousand and 00/100 Dollars (\$80,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Farmer Development, LLC, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Charles M. Kitchen, Jr., (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

70 Lots 14, according to the Survey of Shire Valley Farms, as recorded in Map Book 31, page 70, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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; (6) If applicable, any portion of the property conveyed herein which is located within a flood prone area; (7) Riparian rights, if any.

The entire consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

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

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, his successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, Farmer Development, LLC, has hereunto set his hand and seal, this the 15 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