


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

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Send Tax Notice To:

B & B Properties, Inc.
5923 RIVERVIEW DR.
B'ham, AL
35210

STATUTORY WARRANTY DEED


20030707000424290 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
07/07/2003 11:28:00 FILED/CERTIFIED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ninety thousand Dollars (\$90,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Connor Farmer, a married man, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto B&B Properties, Inc., (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.

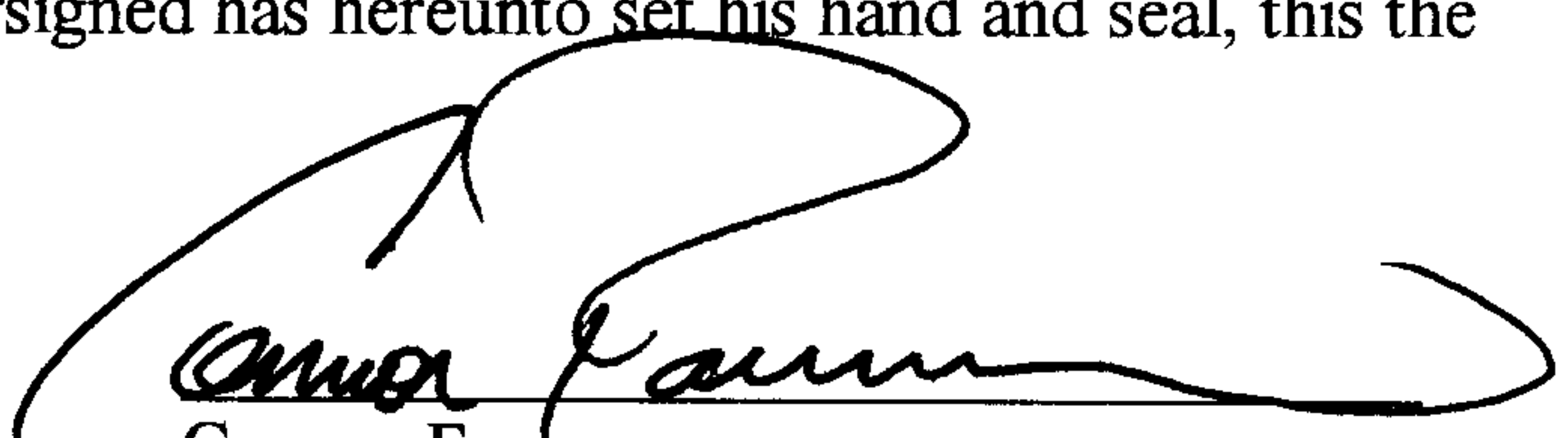
SUBJECT TO: (1) Taxes due in the year 2004 and thereafter; (2) Easements, restrictions, leases, reservations and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Any claims resulting from the fact that the Property conveyed has been subject to a "current-use" assessment; (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 recorded in Instrument Number 20030516000307920, Probate Office of Shelby County, Alabama; (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 recorded in Instrument Number 20030516000307910, Probate Office of Shelby County, Alabama; (9) All matters set forth on record map for Shire Valley Farms as recorded in Map Book 31, Page 70, Probate Office of Shelby County, Alabama.

All of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

The property conveyed is not the homestead of the Grantor or his spouse.

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

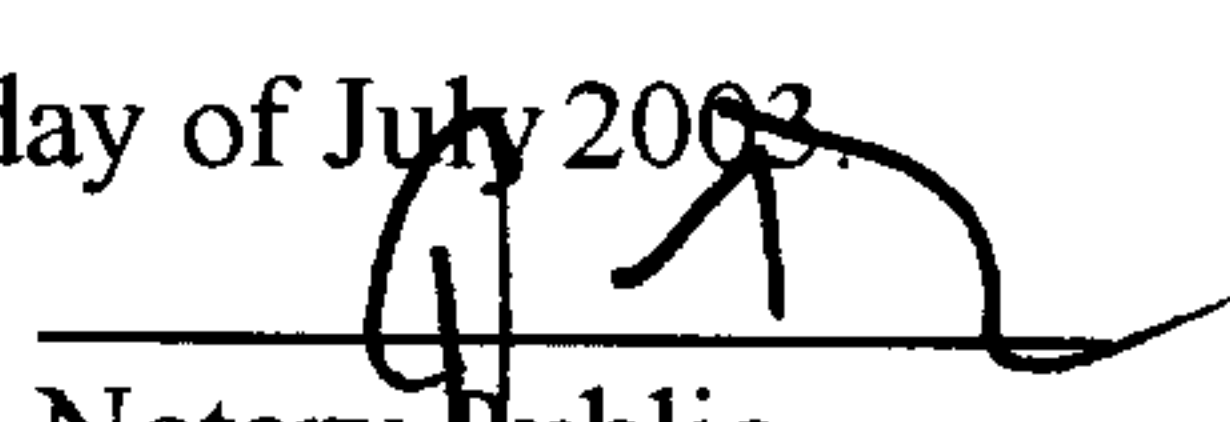
1 **IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the day of July, 2003.


Connor Farmer

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Connor Farmer, 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 the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1 day of July 2003.


Notary Public

My Commission Expires: 3-1-06

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, County of Lincoln, Nebraska, 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 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'; 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 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 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.