


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

Send Tax Notice To:

Ann Denton
4333 Old Leeds Rd
B'ham AL
35213

STATUTORY JOINT TENANCY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20030926000649890 Pg 1/1 36.00
Shelby Cnty Judge of Probate, AL
09/26/2003 12:14:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One hundred twenty thousand and No/100 Dollars (\$120,000.00), and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, Farmer Development, LLC, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Ann Denton and Stephen M. Humphreys, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the survey of Cahaba River Getaways Subdivision, Map Book 29, Page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2004 and thereafter; (2) Easements, restrictions, reservations and rights-of-way of record; (3) The fact that the property has been assessed under a current use assessment; (4) Mineral and mining rights not owned by the Grantors; (5) Riparian rights, if any in and to the use of the Cahaba River; (6) Restricted Covenants affecting the property conveyed as the same currently exists or as they are amended in the future from time to time; (7) Non-exclusive rights of others in and to the use of the common area and roadways and easements together with maintenance obligations and indemnities associated therewith.

\$95,000.00 of this consideration was derived from a mortgage loan

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the undersigned, has hereunto set their hand and seal, this the 21 day of September, 2003.

Farmer Development, LLC

By: 

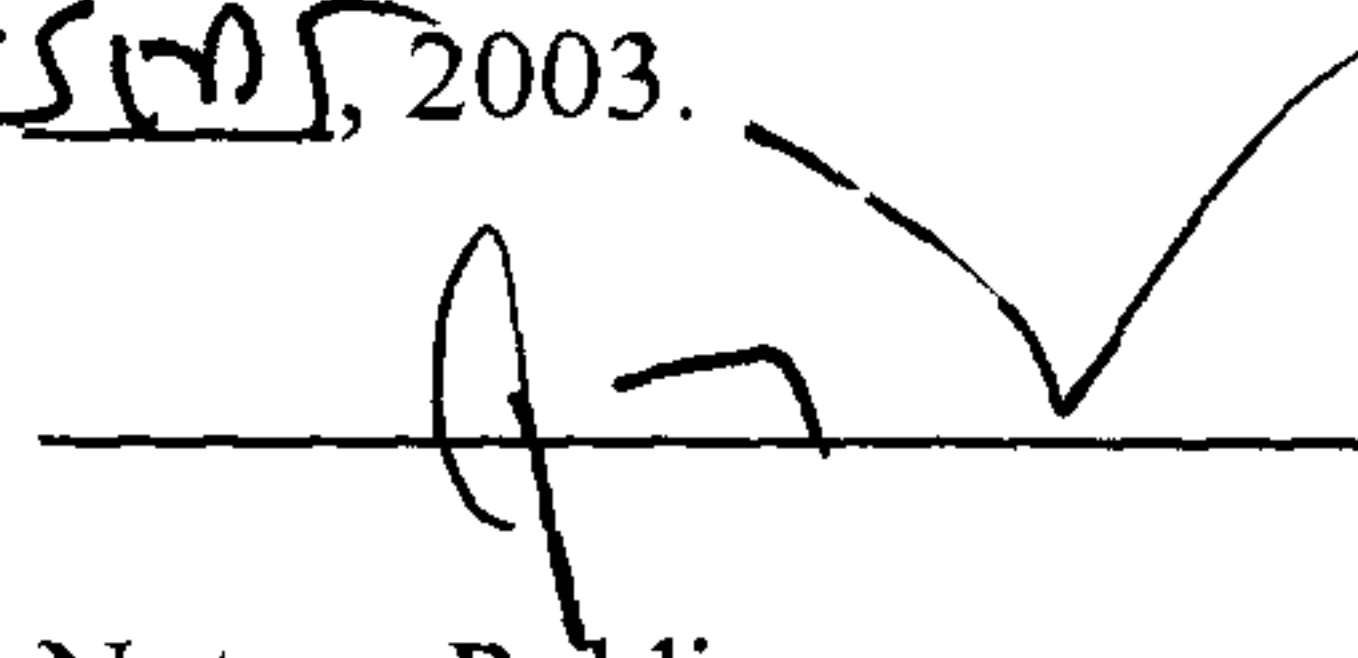
Connor Farmer

Its: Sole Member

STATE OF ALABAMA)
 COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Connor Farmer as Sole 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 24 day of Sept, 2003.



Notary Public

My Commission Expires: 3.1.06