

This instrument was prepared by:
Carla Martin Kirk
5330 Stadium Trace Parkway, Suite 245
Birmingham, Alabama 35244

Send Property Tax Notice To:
CAROL FARR
P.O.BOX 426
CHELSEA, AL 35043

20040213000077360 Pg 1/2 64.00
Shelby Cnty Judge of Probate, AL
02/13/2004 15:23:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF JEFFERSON)

That in consideration of Fifty Thousand and no/100 (\$50,000.00) DOLLARS,

to the undersigned grantor,

SOUTHLAND DEVELOPMENT, L.L.C.

(herein referred to as **GRANTOR**) in hand paid by the grantee herein, the receipt of which is hereby acknowledged the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto

CAROL FARR, a married woman

(herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in Shelby County, Alabama to wit:

See attached "Exhibit A"

Property herein conveyed is subject to the Restrictive Covenants of Lakewood Estates Residential Declaration of Covenants, Conditions and Restrictions dated January 28, 2004.

The above lot is conveyed subject to all easements, restrictions, covenants and rights of ways of Record.

This property is not the homestead of the Grantor herein or her spouse.

Grantee's Address: P.O. Box 426
Chelsea, AL 35043

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

And said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEE**, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to be said **GRANTEE**, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR** by its **MEMBERS** who are authorized to execute this conveyance, hereto set their signatures and seals, this the 29th, day of January, 20 04.

SOUTHLAND DEVELOPMENT, L.L.C.

BY: [Signature]
Its: MEMBER

SOUTHLAND DEVELOPMENT, L.L.C.

BY: [Signature]
Its: MEMBER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, and J. Dan Taylor whose names as Members of Southland Development, L.L.C. are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such members and with full authority, executed the same voluntarily.

Given under my hand and official seal, this the 29th day of January, 20 04.

[Signature]
Notary Public

My Commission Expires: 5/30/05

prepared by:
CENTRAL STATE BANK
P. O. BOX 180
CALERA, ALABAMA 35040
return to:

"EXHIBIT A"

Commence at the SE Corner of the SW 1/4 of the SE 1/4 of said Section 31;
thence N01°29'20"E, a distance of 636.04 feet to the POINT OF BEGINNING;
thence continue N.01°29'20"E., a distance of 225.01 feet; thence N.88°59'19"W.,
a distance of 242.91 feet; thence N.89°29'28"W., a distance of 475.59 feet to
the easterly right of way line of Shelby County Highway #32 (Prescriptive ROW);
thence S.42°22'51"W. and along said right of way line, a distance of 67.15 feet;
thence S.64°06'18"E. and leaving said right of way line, a distance of 267.52
feet; thence S.19°25'23"W., a distance of 60.99 feet; thence S.88°59'19"E., a
distance of 537.56 feet to the POINT OF BEGINNING.
Containing 3.3 acres, more or less.