


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

Send Tax Notice To:
WHITE OAK 55 LLC
c/o JIM CANTRELL
3136 PINE RIDGE RD
B'ham. AL.
35213

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20040219000085800 Pg 1/2 339.00
Shelby Cnty Judge of Probate, AL
02/19/2004 10:21:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three hundred twenty-five thousand and No/100 Dollars (\$325,000.00), 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 White Oak 55, LLC, (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 2005 and thereafter; (2) Easements, restrictions, reservations and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Portions of the property being located in a flood prone area.

Connor Farmer is the Sole Member of Farmer Development, LLC and is fully authorized to execute this conveyance.

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.

17 **IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the day of Feb, 2004.

Farmer Development, LLC

X By: 
Connor Farmer

Its: Sole 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 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 17 day of February, 2004.


Notary Public

My Commission Expires: 3-1-06

EXHIBIT A

Legal Description

Township 19 South, Range 1 East, Shelby County, Alabama

Section 15: The North one-half of the Northwest Quarter (N $\frac{1}{2}$ of NW $\frac{1}{4}$):

The East one-half of the Southeast Quarter of the Northwest Quarter (E $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$)

The Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ of NE $\frac{1}{4}$) lying West of Shelby County Road 55.