


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

Send Tax Notice To:

250 Yeager Pky
Suite C
Prichard AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20040506000239740 Pg 1/2 82.00
Shelby Cnty Judge of Probate, AL
05/06/2004 13:49:00 FILED/CERTIFIED

TITLE NOT EXAMINED BY PREPARER.

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Sixty-eight thousand and 00/100 Dollars (\$68,000.00), 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 Carolyn A. Shubert, (herein referred to as Grantee, whether one or more), an undivided one-half interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto incorporated by reference herein.

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.

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

3rd IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the day of May, 2004.

Farmer Development, LLC

By: 

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 3rd day of May, 2004.



Notary Public
My Commission Expires: 7-31-07

Exhibit A

From a 1/2" pipe accepted as the Northeast corner of the NW 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 1 East, run thence West along the accepted North boundary of said NW 1/4 of SW 1/4 for a distance of 334.00 feet to a 1/2" rebar, being the POINT OF BEGINNING of herein described parcel of land; thence continue along said course for a distance of 1004.24 feet to a pine knot accepted as the Northwest corner of said NW 1/4 of SW 1/4; thence turn 88 degrees 26 minutes 00 seconds left and run 1320.32 feet to a 2" pipe accepted as the Southwest corner of said NW 1/4 of SW 1/4; thence turn 92 degrees 22 minutes 50 seconds left and run 330.71 feet along an accepted property line to a 1.5" pipe; thence continue along said course for a distance of 330.71 feet to a 3/4" pipe; thence turn 91 degrees 32 minutes 00 seconds right and run 162.22 feet along an accepted property line to a 1/2" pipe on the Northerly boundary of Shelby County Road #280 (80' R.O.W.); thence turn 118 degrees 40 minutes 56 seconds left and run 425.16 feet along said road boundary to a 1/2" rebar; thence turn 81 degrees 42 minutes 35 seconds left and run 475.12 feet along an accepted property line to a 1/2" rebar; thence turn 96 degrees 58 minutes 03 seconds right and run 305.90 feet along an accepted property line to a 1/2" rebar; thence turn 87 degrees 14 minutes 13 seconds left and run 770.19 feet along an accepted property line to the POINT OF BEGINNING of herein described parcel of land; being situated in the West 1/2 of the SW 1/4 of Section 23, Township 19 South, Range 1 East, Shelby County, Alabama.