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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

FARMER ENTERPRISES, LLC
246 YEAGER PKWY
PELHAM, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED THOUSAND DOLLARS and 00/100 (\$200,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JOHN L. BEARDEN, JR. and CATHY N. BEARDEN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto FARMER ENTERPRISES, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO:

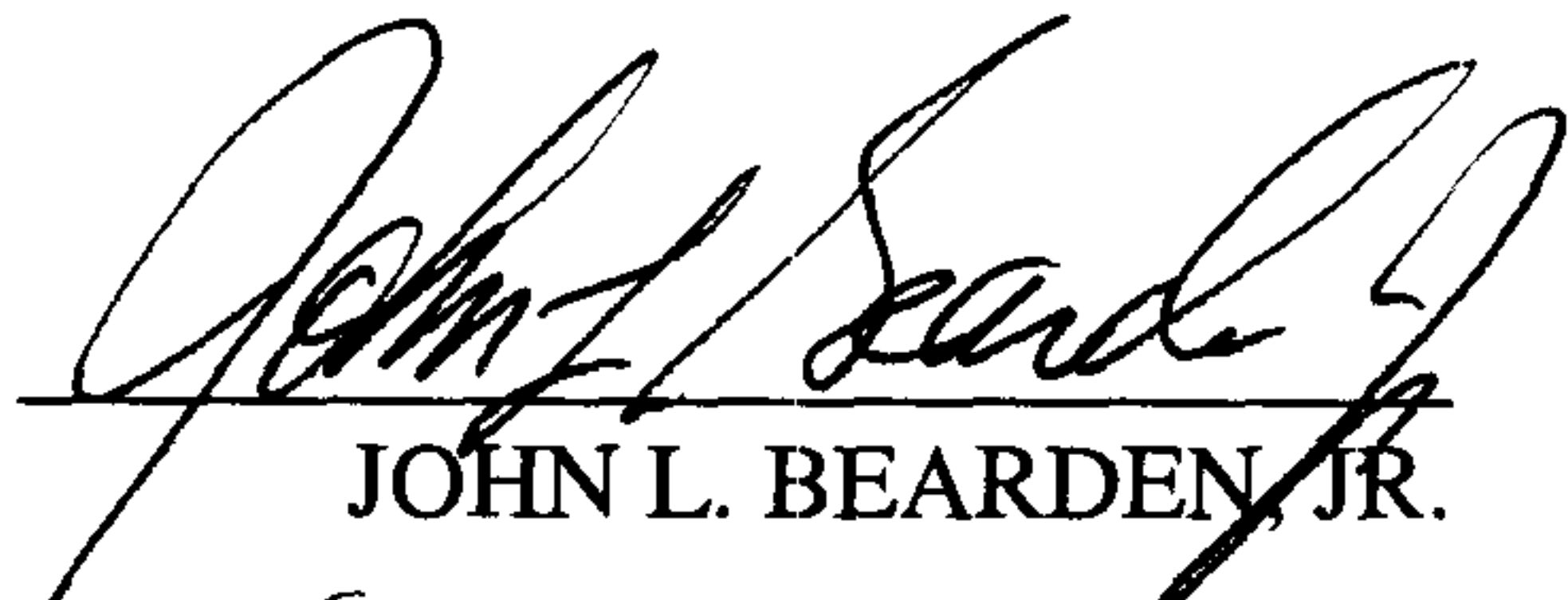
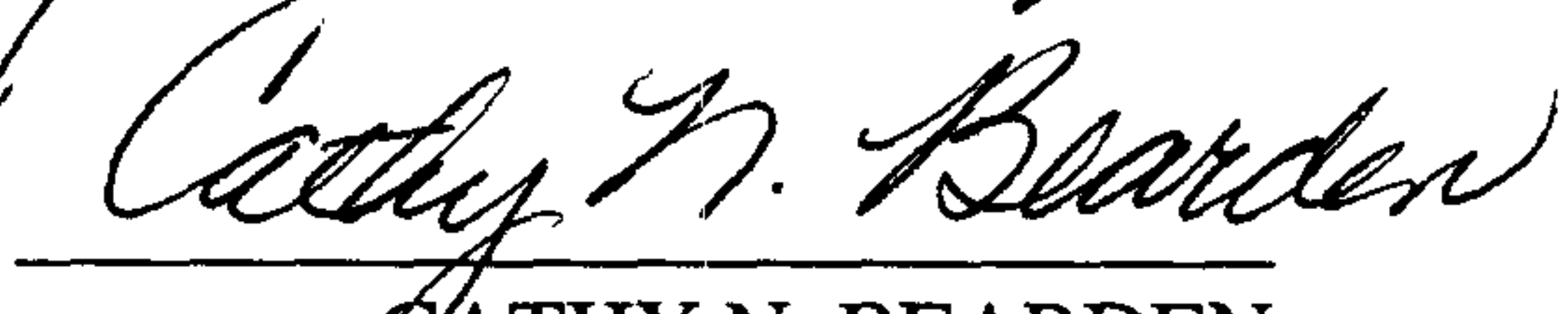
1. TAXES FOR THE YEAR 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED 99, PAGE 407; DEED 127, PAGE 315 AND DEED 187, PAGE 365 IN THE PROBATE OFFICE.
3. EASEMENTS FOR INGRESS AND EGRESS AS SHOWN BY INSTRUMENT RECORDED IN DEED 219, PAGE 284; DEED 258, PAGE 391 AND DEED 123, PAGE 597 IN THE PROBATE OFFICE.
4. EASEMENT TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 220 PAGE 336 IN THE PROBATE OFFICE.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO INCLUDING RIGHTS SET OUT IN DEED 295, PAGE 922 AND 920 AND DEED 60 PAGE 109 IN THE PROBATE OFFICE.

\$150,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JOHN L. BEARDEN, JR. and CATHY N. BEARDEN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 10th day of May, 2004.


JOHN L. BEARDEN, JR.

CATHY N. BEARDEN

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHN L. BEARDEN, JR., CATHY N. BEARDEN whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 10th day of May, 2004.



Notary Public

My commission expires: 9.29.06

Exhibit A:

A part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
Commence at the Southeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence Westerly along the South line of said $\frac{1}{4}$ a distance of 95.0 feet to a point on the Easterly right of way line of the L & N Railroad right of way; thence run North 27 deg. 51 min. West along said right of way line a distance of 2726.80 feet to a point; thence run North 78 deg. 09 min. East a distance of 681.23 feet to the point of beginning of the property being described; thence continue along last described course a distance of 450.77 feet to a point; thence turn a deflection angle of 96 deg. 46 min. 01 sec. right and run Southerly along the West line of a gravel surfaced road a distance of 385.25 feet to a point; thence turn a deflection angle of 90 deg. 00 min. 00 sec. right and run Westerly a distance of 210.00 feet to a point; thence turn a deflection angle of 28 deg. 41 min. 16 sec. right and run a distance of 301.47 feet to a point; thence turn a deflection angle of 109 deg. 18 min. 39 sec. right and run a distance of 86.26 feet to a point; thence turn a deflection angle of 64 deg. 01 min. 04 sec. left and run a distance of 134.94 feet to the point of beginning; being situated in Shelby County, Alabama.