

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

20040709000380560 Pg 1/2 184.00
S. Shelby Cnty Judge of Probate, AL
07/09/2004 14:08:00 FILED/CERTIFIED

TITLE AND SURVEY NOT EXAMINED BY PREPARER.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One hundred seventy thousand and 00/100 Dollars (\$170,000.00) 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, I, Farmer Development, LLC and Carolyn A. Shubert, unmarried, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Jack Phillips and Patti Phillips, an undivided 75% interest (the Phillips Interest), 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, and to Shirley Brothers Excavating an undivided 25% interest (the Shirley Interest), it expressly being understood that the owners of the Phillips Interest and the owner of the Shirley Interest are collectively referred to herein as the Grantees, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and 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 GRANTEES, and to their heirs and assigns as set forth above, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the undersigned, Farmer Development, LLC and Carolyn A. Shubert, has hereunto set his hand and seal, this the 23rd day of JUNE, 2004.

Farmer Development, LLC

By: Connor Farmer

Connor Farmer

Its Sole Member

Carolyn A. Shubert
Carolyn A. Shubert

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 23 day of June, 2004.

Stallahan
Notary Public

My Commission Expires: 7-31-07

STATE OF ALABAMA)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carolyn A. Shubert, 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 the foregoing instrument she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23 day of June, 2004.

Stallahan
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.

My Commission Expires. _____