20050204000058810 Pg 1/3 18.00 Shelby Cnty Judge of Probate, AL 02/04/2005 15:43:00 FILED/CERTIFIED

This instrument prepared by:

Mary Thornton Taylor, Esquire 421 Office Park Drive Birmingham, Alabama 35223

Send tax notice to:
Holland Lakes, Inc.
421 Office Park Drive

Birmingham, Alabama 35223

## STATUTORY WARRANTY DEED

| STATE OF ALABAMA |                                       |
|------------------|---------------------------------------|
|                  | ) KNOW ALL PERSONS BY THESE PRESENTS: |
| SHELBY COUNTY    | )                                     |

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned **FARMER DEVELOPMENT, INC.**, an Alabama corporation ("Grantor"), does by these presents grant, bargain, sell and convey unto **HOLLAND LAKES, INC.**, an Alabama corporation ("Grantee"), the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Lots 1 through 16 and 51 through 135, inclusive, according to the subdivision plat of Holland Lakes, Sector 1, as recorded in Map Book 34, Page 85 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property").

ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

The Property is conveyed subject to the following:

- (1) Ad valorem taxes and municipal assessments due and payable October 1, 2005 and all subsequent years thereafter;
- (2) Fire district and library district assessments for 2005 and subsequent years not yet due and payable, if any;
- (3) Mineral and mining rights not owned by Grantor;
- (4) Right of way to Southern Natural Gas as recorded in Deed Book 90, pages 281 and 461 in said Probate Office;
- (5) Easement to Postal Telegraph Cable Company as recorded in Deed Book 90, pages 36 and 40 in said Probate Office;
- (6) Easement to A T & T as recorded in Deed Book 168, page 476 in said Probate Office;
- (7) Title to all oil, gas and minerals within the underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 303, page 226 in said Probate Office;

Nayar Denahring

- (8) Agreement for water line easement as set out in Instrument No. 1993-22320 in said Probate Office;
- (9) Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 113, page 52; Deed Book 113, page 95; Deed Book 107, page 533; Deed Book 102, page 205; Deed Book 141, page 506; Deed Book 170, page 262; Deed Book 55, page 454 and Deed Book 92, page 437 in said Probate Office;
- (10) Right of way to Shelby County as recorded in Deed Book 167, page 462, 465 and 467; Deed Book 169, page 59; Deed Book 271, page 748; Deed Book 256, page 868; and Deed Book 102, page 419 in said Probate Office;
- (11) Right of way to Colonial Pipeline as recorded in Deed Book 269, page 203 in said Probate Office;
- (12) Easement to City of Pelham as recorded in Deed Book 337, page 525 in said Probate Office;
- (13) Riparian and other rights created by the fact that subject property lies adjacent to Buck Creek;
- (14) Less and except any portion lying within Buck Creek.
- (15) Easement to City of Pelham for sewer as recorded in Instrument No. 1999-18787 in said Probate Office;
- (16) Easement to South Central Bell Telephone Company as recorded in Real Book 20, page 150 in said Probate Office;
- (17) Restrictive covenants and grant of land easement to Alabama Power Company as recorded in Instrument No. 20040910000506170 in said Probate Office.

The entire purchase price for the Property was paid from the proceeds of a mortgage loan closed contemporaneously herewith.

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

IN WITNESS WHEREOF, Grantor FARMER DEVELOPMENT, INC., by its President who is authorized to execute this Statutory Warranty Deed, has hereto set its signature and seal this the 21st day of January, 2005.

FARMER DEVELOPMENT, INC.

Connor Farmer
Its President

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| STATE OF ALABAMA | ) |
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|                  | ) |
| JEFFERSON COUNTY | • |

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, whose name as President of FARMER DEVELOPMENT, INC, an Alabama corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal, this 21 day of January, 2005.

May Thomth Taylor Notary Public
My commission expires: 5/27/67

(SEAL)