



20050204000058920 Pg 1/8 33.00  
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:**  
Thornton, 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 **THORNTON, INC.**, an Alabama corporation ("Grantee"), the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT A ATTACHED HERETO  
AND MADE A PART HEREOF FOR THE LEGAL  
DESCRIPTION OF THE PROPERTY BEING CONVEYED HEREBY  
(collectively, all Parcels are the "Property")**

ALL of the purchase price was paid from the proceeds of purchase money mortgages 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 the Office of the Judge of Probate of Shelby County, Alabama;
- (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;
- (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.**

By 

Connor Farmer  
Its President

STATE OF ALABAMA     )  
  )  
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<sup>ST</sup> day of January, 2005

Mary Thonita Taylor  
Notary Public

(SEAL)

My commission expires:

5/27/07



**EXHIBIT A**  
**TO THE DEED FROM**  
**FARMER DEVELOPMENT, INC.**  
**TO THORNTON, INC.**

**PARCEL 1:**

Beginning at the NW corner of the NW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence N 89° 50' 27" E, a distance of 91.73 feet to the Westerly right of way line of USX Railroad (100' ROW); thence S 02° 25' 47" E along said right of way, a distance of 335.26 feet; thence S 02° 22' 44" E along said right of way, a distance of 740.93 feet to the point of beginning; thence continue Southerly along said line and along said right of way, a distance of 257.08 feet; thence S 01° 36' 18" E along said right of way, a distance of 302.61 feet; thence continue Southerly along said line along said right of way, a distance of 60.01 feet; thence continue Southerly along said line and along said right of way, a distance of 467.74 feet; thence S 02° 05' 38" E along said right of way, a distance of 660.39 feet; thence S 01° 31' 30" E along said right of way, a distance of 35.07 feet; thence S 88° 08' 10" W and leaving said right of way, a distance of 877.44 feet to a centerline of Buck Creek; thence N 08° 33' 21" W along said centerline, a distance of 232.75 feet; thence N 02° 19' 41" E along said centerline, a distance of 99.42 feet; thence N 14° 01' 26" E along said centerline, a distance of 107.59 feet; thence N 40° 01' 08" E along said centerline, a distance of 97.06 feet; thence N 53° 13' 17" E along said centerline, a distance of 77.93 feet; thence N 07° 50' 47" E along said centerline, a distance of 46.30 feet; thence N 07° 52' 01" W along said centerline, a distance of 75.04 feet; thence N 26° 19' 25" W along said centerline, a distance of 183.51 feet; thence N 72° 19' 02" W along said centerline, a distance of 111.95 feet; thence N 07° 22' 17" W along said centerline, a distance of 25.49 feet; thence N 13° 18' 46" E along said centerline, a distance of 40.13 feet; thence N 35° 07' 47" E along said centerline, a distance of 29.74 feet; thence N 55° 59' 23" E along said centerline, a distance of 36.74 feet; thence N 75° 40' 22" E along said centerline, a distance of 51.22 feet; thence N 47° 59' 13" E along said centerline, a distance of 50.67 feet; thence N 30° 57' 00" E along said centerline, a distance of 82.87 feet; thence N 41° 38'

08" E along said centerline, a distance of 52.16 feet; thence N 00° 21' 52" W along said centerline, a distance of 38.84 feet; thence N 34° 17' 32" W along said centerline, a distance of 100.80 feet; thence N 40° 03' 31" W along said centerline, a distance of 120.46 feet; thence N 35° 27' 40" W along said centerline, a distance of 95.12 feet; thence N 22° 06' 32" W along said centerline, a distance of 122.16 feet; thence N 45° 35' 48" W along said centerline, a distance of 84.79 feet; thence N 71° 24' 18" W along said centerline, a distance of 81.78 feet; thence N 12° 54' 51" W along said centerline, a distance of 82.60 feet; thence N 55° 11' 52" E along said centerline, a distance of 55.69 feet; thence N 76° 34' 43" E along said centerline, a distance of 197.18 feet; thence N 17° 49' 46" E along said centerline, a distance of 36.90 feet; thence N 88° 12' 18" E and leaving said centerline, a distance of 367.83 feet; thence S 55° 42' 23" E, a distance of 55.55 feet; thence N 88° 12' 18" E, a distance of 245.00 feet; thence S 87° 01' 14" E, a distance of 60.19 feet; thence N 88° 23' 42" E, a distance of 96.53 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING LOTS  
DEEDED CONTEMPORANEOUSLY HEREWITH  
BY GRANTOR TO HOLLAND LAKES, INC.:

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.

**PARCEL 2:**

Beginning at the NW corner of the NW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, said point being the point of beginning; thence N 89° 50' 27" E, a distance of 91.73 feet to the Westerly right of way line USX Railroad (100' ROW); thence S 02° 25' 47" E along said right of way, a distance of 335.26 feet; thence S 02° 22' 44" E along said right of way, a distance of 740.93 feet; thence S 88° 23' 42" W and leaving said right of way, a distanced of 96.53 feet; thence

N 87° 01' 14" W, a distance of 60.19 feet; thence S 88° 12' 18" W, a distance of 245.00 feet; thence N 55° 42' 23" W, a distance of 55.55 feet; thence S 88° 12' 18" W, a distance of 367.83 feet to the centerline of Buck Creek; thence N 10° 18' 47" W along said centerline, a distance of 41.83 feet; thence N 45° 26' 50" W along said centerline, a distance of 90.64 feet; thence N 25° 13' 45" W along said centerline, a distance of 93.38 feet; thence N 13° 45' 27" W along said centerline, a distance of 169.81 feet; thence N 08° 26' 24" E along said centerline, a distance of 66.57 feet; thence N 41° 31' 03" E along said centerline, a distance of 68.78 feet; thence S 86° 59' 04" E along said centerline, a distance of 74.35 feet; thence N 58° 33' 42" E along said centerline, a distance of 54.59 feet; thence N 27° 23' 10" E along said centerline, a distance of 59.47 feet; thence N 03° 37' 47" W along said centerline, a distance of 41.15 feet; thence N 26° 59' 30" W along said centerline, a distance of 74.62 feet; thence N 03° 58' 08" W along said centerline, a distance of 47.05 feet; thence N 28° 16' 44" E along said centerline, a distance of 67.37 feet; thence N 34° 29' 34" E along said centerline, a distance of 225.43 feet; thence N 25° 29' 10" E along said centerline, a distance of 129.94 feet; thence S 89° 34' 40" E and leaving said centerline, a distance of 451.30 feet to the point of beginning.

### PARCEL 3:

Beginning at the NW corner of the NW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence N 89° 50' 27" E, a distance of 91.73 feet to the Westerly right of way line of USX Railroad (100' ROW); thence S 02° 25' 47" E along said right of way, a distance of 335.26 feet; thence S 02° 22' 44" E along said right of way, a distance of 740.93 feet; thence continue Southerly along said line and along said right of way, a distance of 257.08 feet; thence S 01° 36' 18" E along said right of way, a distance of 302.61 feet; thence continue Southerly along said line and along said right of way, a distance of 60.01 feet; thence continue Southerly along said line and along said right of way, a distance of 467.74 feet; thence S 02° 05' 38" E along said right of way, a distance of 660.39 feet; thence S 01° 31' 30" E along said right of way, a distance of



35.07 feet to the point of beginning; thence continue Southerly along said line and along said right of way, a distance of 1,048.43 feet; thence S 88° 23' 42" W and leaving said right of way, a distance of 199.62 feet; thence S 22° 33' 08" W, a distance of 174.35 feet; thence S 52° 03' 29" W, a distance of 188.88 feet; thence S 36° 22' 57" W, a distance of 62.32 feet; thence S 52° 03' 29" W, a distance of 266.20 feet; thence S 05° 23' 18" E, a distance of 156.74 feet; thence N 46° 19' 44" W, a distance of 258.58 feet; thence N 66° 30' 35" W, a distance of 84.54 feet to the centerline of Buck Creek; thence N 32° 58' 38" E along said centerline, a distance of 73.34 feet; thence N 22° 26' 40" E along said centerline, a distance of 44.89 feet; thence N 19° 54' 05" W along said centerline, a distance of 69.22 feet; thence N 16° 37' 26" W along said centerline, a distance of 210.00 feet; thence N 29° 13' 33" E along said centerline, a distance of 93.82 feet; thence N 17° 00' 23" E along said centerline, a distance of 85.81 feet; thence N 15° 50' 49" W along said centerline, a distance of 120.99 feet; thence N 24° 05' 00" W along said centerline, a distance of 119.47 feet; thence N 03° 02' 18" W along said centerline, a distance of 41.20 feet; thence N 03° 01' 46" W along said centerline, a distance of 181.38 feet; thence N 06° 39' 37" E along said centerline, a distance of 68.80 feet; thence N 11° 14' 08" E along said centerline, a distance of 124.02 feet; thence N 01° 27' 17" W along said centerline, a distance of 193.37 feet; thence N 88° 08' 10" E and leaving said centerline, a distance of 877.44 feet to the point of beginning.

#### PARCEL 4:

Beginning at the NW corner of the NW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence N 89° 50' 27" E, a distance of 91.73 feet to the Westerly right of way line USX Railroad (100' ROW); thence S 02° 25' 47" E along said right of way, a distance of 335.26 feet; thence S 02° 22' 44" E along said right of way, a distance of 740.93 feet; thence continue Southerly along said line along said right of way, a distance of 257.08 feet; thence S 01° 36' 18" E along said right of way, a distance of 302.61 feet; thence continue Southerly along said line and along said right of way, a distance

of 60.01 feet; thence continue Southerly along said line and along said right of way, a distance of 467.74 feet; thence S 02° 05' 38" E along said right of way, a distance of 660.39 feet; thence S 01° 31' 30" E along said right of way, a distance of 35.07 feet; thence continue Southerly along said line along said right of way, a distance of 1,048.43 feet to the point of beginning; thence continue Southerly along said line and along said right of way, a distance of 83.92 feet; thence S 02° 12' 59" E along said right of way, a distance of 850.21 feet to a point of curve to the right having a radius of 2,799.96 feet and a central angle of 04° 39' 34"; thence Southerly along the arc and along said right of way a distance of 227.70 feet; thence S 88° 23' 42" W and leaving said right of way, a distance of 316.98 feet; thence N 35° 21' 25" W, a distance of 8.73 feet; thence S 75° 18' 03" W, a distance of 396.32 feet; thence S 03° 13' 13" E, a distance of 82.52 feet; thence S 49° 35' 33" W, a distance of 386.11 feet to the centerline of Buck Creek; thence N 49° 43' 27" W along said centerline, a distance of 67.90 feet; thence N 35° 55' 02" W along said centerline, a distance of 39.06 feet; thence N 55° 37' 46" W along said centerline, a distance of 57.43 feet; thence N 38° 59' 34" W along said centerline, a distance of 103.40 feet; thence N 31° 57' 07" W along said centerline, a distance of 103.00 feet; thence N 35° 45' 52" W along said centerline, a distance of 65.21 feet; thence N 50° 44' 00" W along said centerline, a distance of 133.74 feet; thence N 62° 39' 40" W along said centerline, a distance of 105.91 feet; thence N 00° 51' 01" W and leaving said centerline, a distance of 279.60 feet to the centerline of Buck Creek; thence S 89° 43' 31" W along said centerline, a distance of 48.25 feet; thence N 82° 13' 41" E along said centerline, a distance of 120.40 feet; thence N 51° 38' 04" E along said centerline, a distance of 126.49 feet; thence N 38° 13' 46" E along said centerline, a distance of 133.65 feet; thence N 41° 03' 21" E along said centerline, a distance of 84.43 feet; thence N 42° 59' 02" E along said centerline, a distance of 87.98 feet; thence N 36° 40' 38" E and leaving said centerline, a distance of 108.07 feet; thence S 66° 30' 35" E, a distance of 84.54 feet; thence S 46° 19' 44" E, a distance of 258.58 feet; thence N 05° 23' 18" W, a distance of 156.74 feet; thence N 52° 03' 29" E, a distance of 266.20 feet; thence N 36° 22' 57" E, a distance of 62.32 feet; thence N 52° 03' 29" E, a distance of 188.88 feet; thence N 22° 33' 08" E, a distance of 174.35 feet; thence N 88° 23' 42" E, a distance of 199.62 feet to the point of beginning.