

12/79
SL

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

PADEN & PADEN
5 Riverchase Ridge
Birmingham, Alabama 35244

FARMINGDALE BUILDERS, LLC
3100 LORNA ROAD, SUITE 224
HOOVER, ALABAMA 35216

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWENTY THOUSAND DOLLARS and 00/100 (\$20,000.00) to the undersigned grantor, FARMINGDALE ESTATES, LLC an Alabama Limited Liability company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto FARMINGDALE BUILDERS, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1, FARMINGDALE ESTATES AS RECORDED IN MAP BOOK 34, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. AD VALOREM TAXES FOR THE YEAR 2005 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE.
2. 35 FOOT MINIMUM BUILDING SETBACK LINE ON THE FRONT OF LOT FROM FARMINGDALE DRIVE, A 30 FOOT SETBACK LINE ON THE REAR OF LOT, 30 FOOT SETBACK LINE ON THE SOUTH LOT LINE AND A 15 FOOT DRAINAGE EASEMENT ON THE REAR OF LOT AS SHOWN BY RECORDED MAP.
3. RESTRICTIVE COVENANTS AS SET FORTH IN INSTRUMENT #20021113000564690, INSTRUMENT #20041124000645860, CORRECTED IN INSTRUMENT #20041213000678530.
4. PERMITS TO ALABAMA POWER COMPANY AS SET FORTH IN DEED BOOK 99, PAGES 387 AND 391, IN DEED BOOK 138, PAGES 80 AND 546.
5. RIGHT OF WAY TO SHELBY COUNTY AS SET FORTH IN DEED BOOK 226, PAGES 501, 503 AND 504.
6. PERMIT TO ALABAMA POWER COMPANY AS SET FORTH IN DEED BOOK 241, PAGE 386.
7. ALL OTHER EASEMENTS, RESTRICTIONS, LIMITATIONS OF RECORD.

\$126,000.00 of the consideration herein derived from a mortgage closed simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 GRANTOR, FARMINGDALE ESTATES, LLC, by its MANAGER, ROBERT K. FLEMING who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 11th day of February, 2005.

FARMINGDALE ESTATES, LLC
By: Robert K. Fleming
ROBERT K. FLEMING, MANAGER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBERT K. FLEMING, whose name as MANAGER of FARMINGDALE ESTATES, LLC, an Alabama Limited Liability Company, 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 the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 11th day of February, 2005.

[Signature]
Notary Public

My commission expires: 9.29.06

