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

Send Tax Notice To:
1305 10th Ave.
Suite F
Calera Al 35040

20050613000289740 1/3 $18.00
Shelby Cnty Judge of Probate, AL
06/13/2005 03:53:24PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four hundred thirty-two thousand and 00/100 Dollars ($432,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Farmer Development, LLC, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Bay Springs, LLC Parcel I described on attached Exhibit A and to Scott Johnson Parcel II described on attached Exhibit B, (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A and B attached hereto incorporated by reference herein. This property is the same property described in that certain Mortgage Foreclosure Deed to Farmer Development, LLC, dated May 17, 2004, recorded June 7, 2004, as Instrument Number 2004060700305090.

SUBJECT TO: (1) Taxes due in the year 2005 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Portions of the property conveyed being located within a flood prone area and Lay Lake; (4) Riparian Rights, if any; (5) Mineral and mining rights not owned by the Grantor; (6) All matters appearing in Schedule B, Section 2 of title commitment issued by Elacor Title, Inc. under Commitment Number 05-0511 (the Title Commitment); (7) Any matters of survey, title or otherwise not appearing in the Title Commitment.

All of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this Deed.

TO HAVE AND TO HOLD to the said Grantee, its/his heirs, successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 8 day of June, 2005.

Farmer Development, LLC

By: _____
Connor Farmer

Its: Sole Member and Organizer

STATE OF ALABAMA)
Jefferson **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 and Organizer 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 8 day of June, 2005.

_____
Notary Public
My Commission Expires: 3-1-06

C:\MyFiles\Jim\Farmer, Connor to Johnson; Lay Lake Foreclosure\Statwarrdeed FD to both 6-7-05.wpd

EXHIBIT 'A'
PARCEL I

20050613000289740 2/3 $18.00
Shelby Cnty Judge of Probate, AL
06/13/2005 03:53:24PM FILED/CERT

Commence at the NW Corner of the NE 1/4 of Fractional Section 2, Township 24 North, Range 1 East, Shelby County, Alabama; thence N.88°01'31"E. along the North Line of said section, a distance of 462.64 feet; thence S.01°58'29"E., a distance of 128.73 feet to the POINT OF BEGINNING; thence S.41°43'57"W., a distance of 498.07 feet; thence S.47°17'46"W., a distance of 50.24 feet; thence S.06°50'02"W., a distance of 734.37 feet; thence S.83°09'58"E., a distance of 844.22 feet; thence S.01°42'43"W., a distance of 614.90 feet; thence S.88°17'17"E., a distance of 236.03 feet; thence N.01°42'43"E., a distance of 342.65 feet to a point of curve to the right having a radius of 1,000.00 feet, a central angle of 39°31'11" and subtended by a chord which bears N21°28'18"E, a chord distance of 676.16 feet; thence northerly along the arc a distance of 691.40 feet; thence northwesterly along the meanders of Lay Lake (Spring Creek), a distance of 1300' more or less, said meanders subtended by the following described closure line; thence N.44°10'05"W., a distance of 1,232.50 feet to the POINT OF BEGINNING.

[redacted]

This legal description has been taken from the survey of Robert C. Farmer, AL Reg. No. 14720, dated April 6, 2005.

EXHIBIT 'B' · PARCEL II

20050613000289740 3/3 $18.00
Shelby Cnty Judge of Probate,AL
06/13/2005 03:53:24PM FILED/CERT

Begin at the NW Corner of the NW 1/4 of the NE 1/4 of Section 2, Township 24 North, Range 15 East, said point being the POINT OF BEGINNING; thence S.06°50'02"W. along the west line of said 1/4 section, a distance of 2,456.45 feet to the NW Corner of the NW 1/4 of the SE 1/4 of said Section 2; thence S.06°51'51"W. along the West line of said 1/4-1/4 section, a distance of 1,228.31 feet to the NW Corner of the SW 1/4 of the SE 1/4 of said Section 2; thence S.06°49'24"W. along the West line of said 1/4-1/4 section, a distance of 1,260.20 feet to the SW Corner of the SW 1/4 of the SE 1/4; thence N.86°30'33"E. along the South line of said 1/4-1/4 section, a distance of 1,303.27 feet to the SE Corner of the SW 1/4 of the SE 1/4 of said Section 2; thence N.06°32'44"E. along the East line of said 1/4-1/4 section, a distance of 613.13 feet; thence N.86°46'34"E., a distance of 168.48 feet to the westerly right of way line of Shelby County Highway #71 (80' ROW); thence N.06°11'50"E. and along said ROW, a distance of 438.09 feet to a point of curve to the left having a radius of 5,000.00 feet, a central angle of 04°29'07" and subtended by a chord which bears N03°57'16"E, a chord distance of 391.32 feet; thence northerly along the arc and along said right of way, a distance of 391.42 feet; thence N.01°42'43"E. and along said right of way, a distance of 1,759.44 feet to a point of curve to the right having a radius of 1,000.00 feet, a central angle of 39°31'11" and subtended by a chord which bears N21°28'18"E, a chord distance of 676.16 feet; thence northerly along the arc and along said right of way, a distance of 689.75 feet; thence northwesterly along the shoreline of Lay Lake, a distance of 1800 feet more or less to the North line of said Section 2, said line being subtended by a chord which bears N.40°12'03"W., a distance of 1,327.78 feet; thence S.88°01'31"W. along the North line of said Section 2, a distance of 467.71 feet to the POINT OF BEGINNING.

Less and Except:

Commence at the NW Corner of the NE 1/4 of Fractional Section 2, Township 24 North, Range 1 East, Shelby County, Alabama; thence N.88°01'31"E. along the North Line of said section, a distance of 462.64 feet; thence S.01°58'29"E., a distance of 128.73 feet to the POINT OF BEGINNING; thence S.41°43'57"W., a distance of 498.07 feet; thence S.47°17'46"W., a distance of 50.24 feet; thence S.06°50'02"W., a distance of 734.37 feet; thence S.83°09'58"E., a distance of 844.22 feet; thence S.01°42'43"W., a distance of 614.90 feet; thence S.88°17'17"E., a distance of 236.03 feet; thence N.01°42'43"E., a distance of 342.65 feet to a point of curve to the right having a radius of 1,000.00 feet, a central angle of 39°31'11" and subtended by a chord which bears N21°28'18"E, a chord distance of 676.16 feet; thence northerly along the arc a distance of 691.40 feet; thence northwesterly along the meanders of Lay Lake (Spring Creek), a distance of 1300' more or less, said meanders subtended by the following described closure line; thence N.44°10'05"W., a distance of 1,232.50 feet to the POINT OF BEGINNING.

This legal description has been taken from the survey of Robert C. Farmer, AL Reg. No. 14720, dated April 6, 2005.