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

Send Tax Notice To:
$7.000

20050825000438650 1/1 $18.00
Shelby Cnty Judge of Probate, AL
08/25/2005 01:41:46PM FILED/CERT

WARRANTY DEED

TITLE NOT EXAMINED BY PREPARER.

Shelby County, AL 08/25/2005
State of Alabama

Deed Tax:$7.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Timberlake Development, LLC, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Don and Sue Jeffers, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NE Corner of the SW ¼ of the NE ¼ of Section 14, Township 21 South, Range 3 West; thence N.89deg-40'16"E., a distance of 215.76 feet to the POINT OF BEGINNING; thence continues easterly along said line, a distance of 172.11 feet; thence S.40deg-12'33"W., a distance of 204.71 feet; thence N.14deg-25'23" W., a distance of 160.40 feet to the POINT OF BEGINNING.

Containing 13,388 square feet or 0.3 acres, more or less.

SUBJECT TO: (1) Taxes due in the year 2005 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 Grantee, his heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 22 day of August, 2005.

Timberlake Development, LLC

By: _____
Kerry Carter

Its: Member

STATE OF ALABAMA)
COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Kerry Carter as Member of Timberlake 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 his capacities as such official, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 22nd day of August, 2005.

Notary Public S Callahan
My Commission Expires: 7-31-07

C:\DOCUMENTS AND SETTINGS\STEPHANIE\MY DOCUMENTS\FARMER DEVELOPMENT LLC\WARRANTY.DED TO SMERAGLIA.DOC