20051110000591380 1/2 $42.00
Shelby Cnty Judge of Probate,AL
11/10/2005 03:14:46PM FILED/CERT

Shelby County, AL 11/10/2005
State of Alabama

Deed Tax:$28.00

BHM0507924
Send tax notice to:
CVA HOMEBUILDERS, INC.
945 WOLF CREEK RD SOUTH
PELL CITY, AL 35128

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Parkway
Suite 345
Birmingham, AL 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Twenty Eight Thousand and 00/100 Dollars ($28,000.00) in hand paid to the undersigned, Farmingdale Estates, LLC (hereinafter referred to as "Grantor") by CVA HOMEBUILDERS, INC. (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, Farmingdale Estates, Sector 2, according to the map as recorded in Map Book 35, page 130 as recorded in the Office of the Judge of Probate of Shelby County.

SUBJECT TO:
ADVALOREM TAXES FOR THE YEAR 2003 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

TO HAVE AND TO HOLD unto the Grantee, his/her/their successors and assigns forever.

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The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her/their successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantee, his/her/their successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, by Robert K. FLEMING as MANAGING MEMBER for Farmingdale Estates, LLC who is authorized to execute this conveyance, has hereunto set its signature and seal on October 19th, 2005.

BY: Robert K. Fleming
Farmingdale Estates, LLC
ITS MANAGING MEMBER

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert K. Fleming as MANAGING MEMBER for Farmingdale Estates, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 17th day of OCTOBER, 2005.

Faye B. Key
Notary Public
Print Name: Faye B. Key
Commission Expires: 1-1-2009