

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

Send Tax Notice To:

206 VALLEY VIEW LN
INDIAN SPRINGS, AL 35124

WARRANTY DEED

TITLE NOT EXAMINED BY PREPARER.

54,000 cch

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, Farmer Development, LLC, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Claude A. Smeraglia, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 120 and 130, according to the Final Plat of Long Branch Estates, Phase 1, as recorded in Map Book 34, Page 66, in the Probate Office of Shelby County, Alabama.

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 9th day of May, 2005.

Farmer Development, LLC

By: Connor Farmer
Connor Farmer

Its Sole Member

20051229000668810 1/1 \$65.00
Shelby Cnty Judge of Probate, AL
12/29/2005 11:23:06AM FILED/CERT

STATE OF ALABAMA)
COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Connor Farmer as Sole Member 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 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 9th day of May, 2005.

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

Shelby County, AL 12/29/2005
State of Alabama
Deed Tax: \$54.00