This Instrument Prepared By:
James F. Burford, III
Attorney at Law
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Birmingham, Alabama 35226

Send Tax Notice To:

20051229000668820 1/1 $75.00
Shelby Cnty Judge of Probate,AL
12/29/2005 11:23:07AM FILED/CERT

WARRANTY DEED

TITLE NOT EXAMINED BY PREPARER.

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Sixty-Four Thousand and No/100 Dollars ($64,000.00) 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, Claude A. Smeraglia, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Farmer Development, LLC, (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, its 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.

20th **IN WITNESS WHEREOF,** the undersigned has hereunto set his hand and seal, this the 20th day of December, 2005.

Claude A. Smeraglia
By: Claude A. Smeraglia

STATE OF ALABAMA)
Shelby **COUNTY)**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Claude A. Smeraglia, 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 20th day of December, 2005.

Notary Public Justice Renee Parbin
My Commission Expires:
MY COMMISSION EXPIRES
MARCH 15, 2007.

Shelby County, AL 12/29/2005
State of Alabama

Deed Tax:$64.00

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