13748

20051229000670200 1/2 $15.00
Shelby Cnty Judge of Probate,AL
12/29/2005 02:40:57PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

PADEN & PADEN
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

FARMINGDALE HOMES LLC
1747 RUSSET WOODS LANE
HOOVER, AL 35244

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWENTY FIVE THOUSAND FIVE HUNDRED DOLLARS and 00/100 ($25,500.00) to the undersigned grantor,FARMINGDALE ESTATES LLC an Alabama Limited Liability company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto FARMINGDALE HOMES LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 34, ACCORDING TO THE SURVEY OF FARMINGDALE ESTATES, SECTOR TWO, AS RECORDED IN MAP BOOK 35 PAGE 130 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. ALL MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

2. ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS AND ENCUMBRANCES OF RECORD.

$130,933.00 of the consideration herein derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the said GRANTOR, FARMINGDALE ESTATES LLC, by its MANAGER, ROBERT K. FLEMING who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 23rd day of December, 2005.

FARMINGDALE ESTATES LLC

By: Robert K. Fleming

ROBERT K. FLEMING, MANAGER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBERT K. FLEMING, whose name as MANAGER of FARMINGDALE ESTATES LLC, an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 23rd day of December, 2005.

Notary Public

My commission expires: 9-29-06

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE