MORTGAGE COVERS PURCHASE PRICE. DOCUMENTS ARE BEING RECORDED SIMULTANEOUSLY.

Send tax notice to:
CHAPPELL DEVELOPMENT, INC.

This instrument prepared by:
Charles D. Stewart, Jr.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

20070227000088960 1/2 $15.00
Shelby Cnty Judge of Probate,AL
02/27/2007 12:08:15PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Thirty-Two Thousand and 00/100 and 00/100 Dollars ($32,000.00) in hand paid to the undersigned, FARMINGDALE ESTATES, LLC (hereinafter referred to as "Grantor") by CHAPPELL DEVELOPMENT, 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 45, ACCORDING TO THE MAP OF FARMINGDALE ESTATES, SECTOR 3, AS RECORDED IN MAP BOOK 37, PAGE 77, PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:
ADVALOREM TAXES FOR THE YEAR 2007 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.

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.

Al. ant

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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 this 23RD day of FEBRUARY, 2007.

FARMINGDALE ESTATES, LLC
BY: Robert K. Fleming
ROBERT K. FLEMING
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, whose name as MANAGING MEMBER of FARMINGDALE ESTATES, LLC 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 the said instrument, he as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 23RD day of FEBRUARY, 2007.

Angela D Phillips
Notary Public
Print Name: Angela D Phillips
Commission Expires: 01/16/08

ANGELA D. PHILLIPS
MY COMMISSION EXPIRES
JANUARY
16
2008
ALABAMA
NOTARY PUBLIC