

**WARRANTY DEED**  
**Joint Tenants with Right of Survivorship**

*All of the consideration is  
paid by a Purchase Money  
Mortgage filed simultaneously*

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Thousand and no/100's Dollars (\$100,000.00)** and other good and valuable consideration to the undersigned grantor,

**SECOND UNION INVESTORS, LLC, a limited liability company**

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

**ROBERT C. FARMER and LENDA FARMER**

(hereinafter referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lots 99 and 100, according to the Final Plat of Oaklyn Hills, Phase 5, as recorded in Map Book 38, Page 34, in the Probate Office of Shelby County, Alabama.**

**Subject to The Covenants and By-Laws .**

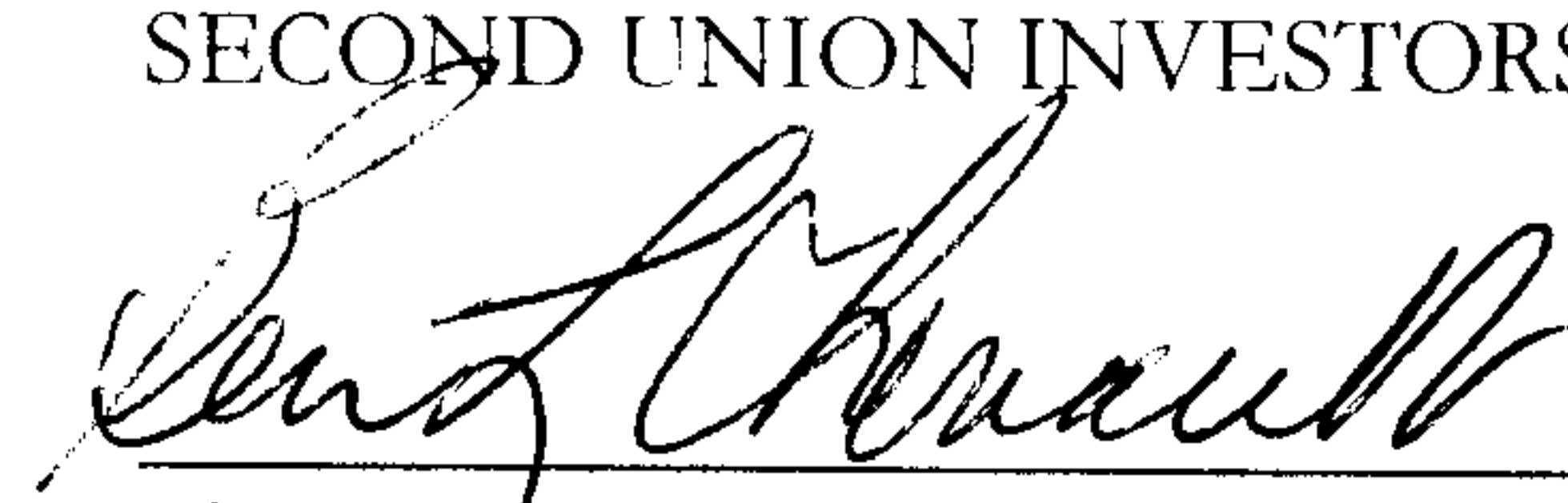
**Subject to easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.**

TO HAVE AND TO HOLD, unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event that one GRANTEE herein survives the other, the entire interest in fee simple shall pass to the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 9th day of June, 2008.

ATTEST:

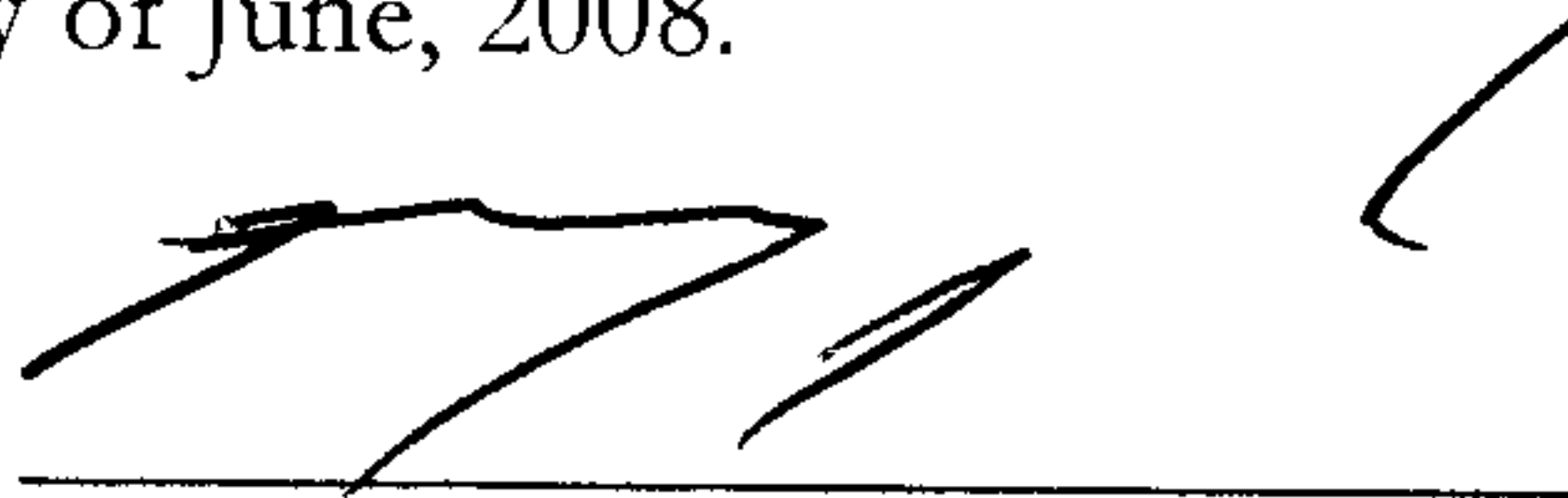
SECOND UNION INVESTORS, LLC

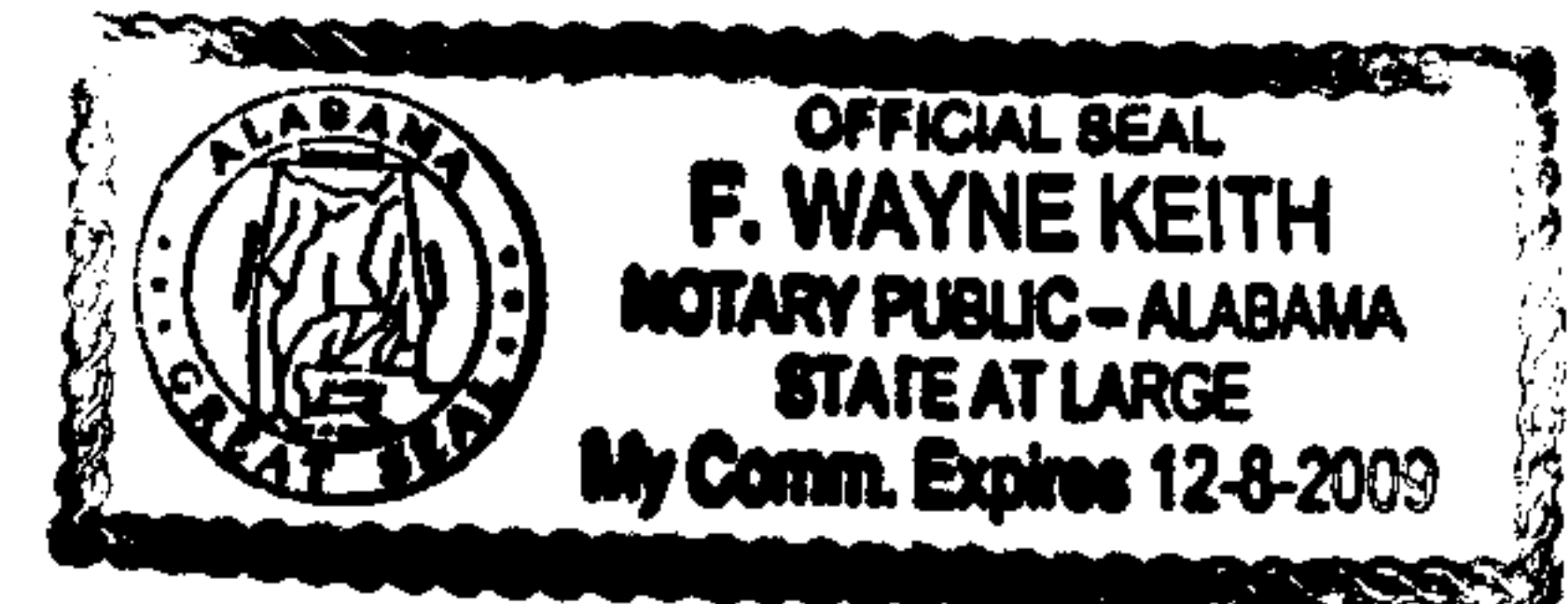
  
It's Managing Member

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Ben Chenault, as Managing Member of Second Union Investors, LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance 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 seal this the 9th day of June, 2008.

  
\_\_\_\_\_  
Notary Public



This instrument was prepared by:  
F. Wayne Keith, Attorney  
15 Southlake Lane Suite 230  
Birmingham, Alabama 35244

SEND TAX NOTICE TO: