

This Instrument Prepared By:  
FRANKLIN H. WATSON  
FRANKLIN H. WATSON, P.A.  
5365 E. HIGHWAY 30-A, SUITE 105  
SEAGROVE BEACH, Florida 32459  
File # L08-237

STATE OF ALABAMA  
SHELBY COUNTY

At the request of the parties, this transfer is being made without the benefit of title insurance or a title search.

### WARRANTY DEED

THIS INDENTURE made this 9th day of December 2009, between **Frank A. Moultrie and Melissa M. Moultrie, husband and wife**, whose address is 193 Magnolia Street, Grayton Beach, FL 32459, hereinafter referred to as "Grantor", and **FAMM Holdings, LLC**, whose address is 193 Magnolia Street, Grayton Beach, FL 32459, hereinafter referred to as "Grantee".

(Wherever used herein the term's "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

### WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to them in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, conveyed, and sold to the Grantee her heirs and assigns forever, the following described real property situated, lying and being in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" WHICH IS, BY REFERENCE, INCORPORATED HEREIN AND MADE A PART HEREOF.**

Said property is not the homestead of the Grantor under the laws and constitution of the state of Alabama in that neither Grantor nor any member of the household of Grantor reside thereon.

Subject to the covenants, restrictions and easements of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2008.

In Witness Whereof, said Grantor has caused this instrument to be signed and sealed the day and year first above written.

*Signed and Sealed in Our Presence:*

Scott Irvine  
Print Witness Name: SCOTT IRVINE

Harlan W. Brown  
Print Witness Name: HARLAN W. BROWN

Curtis Darden  
Print Witness Name: CURTIS DARDEN


John Copman  
Print Witness Name: JOHN COPMAN

GRANTOR:  
Frank A. Moultrie  
FRANK A. MOULTRIE

Melissa M. Moultrie  
MELISSA M. MOULTRIE

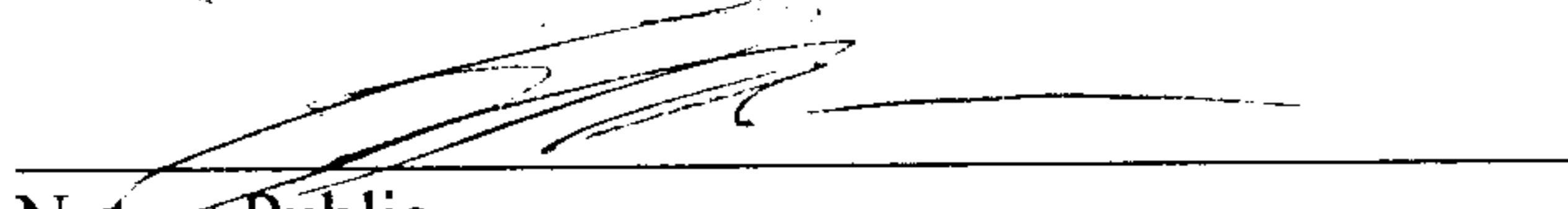
Shelby County, AL 03/18/2010  
State of Alabama  
Deed Tax : \$407.50

(NOTARY SIGNATURES ON NEXT PAGE)

  
20100318000079150 1/3 \$424.50  
Shelby Cnty Judge of Probate, AL  
03/18/2010 11:48:16 AM FILED/CERT

State of: AL  
County of: SHelBY

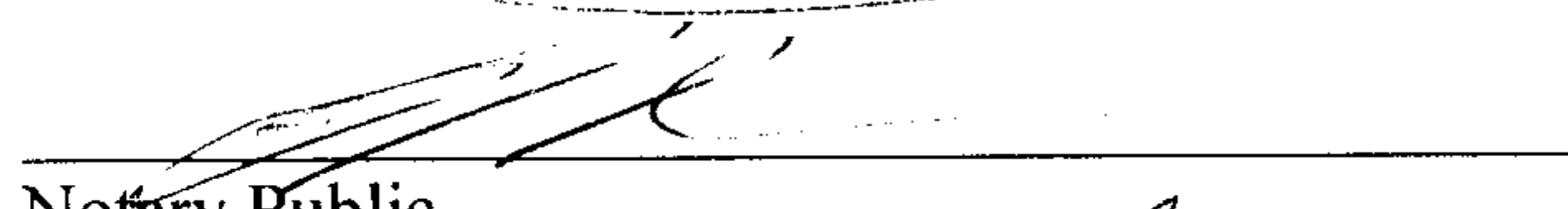
The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of December 2009 by **Frank A. Moultrie** who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public  
Notary Printed Name: Frank Moultrie  
My Commission Expires: 6-21-11


(Affix Notary Seal)

State of: AL  
County of: SHelBY

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of December 2009 by **Melissa M. Moultrie** who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public  
Notary Printed Name: Melissa Moultrie  
My Commission Expires: 6-21-11

(Affix Notary Seal)

  
20100318000079150 2/3 \$424.50  
Shelby Cnty Judge of Probate, AL  
03/18/2010 11:48:16 AM FILED/CERT

## EXHIBIT "A"



20100318000079150 3/3 \$424.50  
Shelby Cnty Judge of Probate, AL  
03/18/2010 11:48:16 AM FILED/CERT

### PARCEL 1

A parcel of land in the northwest quarter of the northeast quarter of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the southwest corner of said quarter-quarter section; thence run north along the west quarter-quarter line 200.0 feet; thence turn right 106 degrees 00 minutes and run southeast 375.30 feet; thence turn left 81 degrees 13 minutes and run northeast 25.30 feet; thence turn right 81 degrees 13 minutes and run southeast 150.00 feet to the point of beginning; thence turn left 81 degrees 13 minutes and run northeast 300.00 feet; thence turn right 81 degrees 13 minutes and run southeast 150.00 feet; thence turn right 98 degrees 47 minutes and run southwest 300.00 feet; thence turn right 81 degrees 13 minutes and run northwest 150.00 feet to the point of beginning.

#### SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1992.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101 Page 539 and Deed Book 232 Page 83 in Probate Office.
3. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Real 23 Page 713 in Probate Office.

and

### PARCEL 2

A parcel of land in the northwest quarter of the northeast quarter of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the southwest corner of said quarter-quarter section; thence run north along the west quarter-quarter line 200.0 feet; thence turn right 106 degrees 00 minutes and run southeast 375.30 feet; thence turn left 81 degrees 13 minutes and run northeast 25.30 feet; thence turn right 81 degrees 13 minutes and run southeast 150.00 feet to the point of beginning; thence turn left 81 degrees 13 minutes and run northeast 300.00 feet; thence turn right 81 degrees 13 minutes and run southeast 150.00 feet; thence turn right 98 degrees 47 minutes and run southwest 300.00 feet; thence turn right 81 degrees 13 minutes and run northwest 150.00 feet to the point of beginning.

#### SUBJECT TO:

1. Transmission line permit to Alabama Power Company recorded in Deed Book 101, page 539, and Deed Book 232, page 83, in the Probate Office of Shelby County, Alabama.
2. Right-of-way to Alabama Power Company recorded in Real 23, page 713, in said Probate Office.