

This instrument was prepared by:
William R. Justice
P.O. Box 1144, Columbiana, AL 35051

Grantee's Address:
P.O. Box 111
Chelsea, Alabama 35043

LIMITED LIABILITY COMPANY FORM WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Fifty Thousand and no/100 Dollars, (\$250,000.00), to the undersigned Grantor, J & W Partners, L.L.C., an Alabama Limited Liability Company, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Town of Chelsea (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama:

A parcel of land located in the N 1/2 of the NE 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; being more particularly described as follows:

Begin at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 4, Township 20 South, Range 1 West; thence run South 89 deg. 06 min. 50 sec. West, along the North line of said 1/4-1/4 section, a distance of 332.46 feet; thence run South 0 deg. 02 min. 46 sec. West a distance of 1323.50 feet, to a point on the South line of said 1/4-1/4 section; thence run North 89 deg. 18 min. 17 sec. East, along the south line of said 1/401/4 section, a distance of 33.51 feet to the southwest corner of the NE 1/4 of the NE 1/4; thence run North 89 deg. 18 min. 17 sec. East, along the south line of said NE 1/4 of the NE 1/4, a distance of 511.34 feet; thence run North 0 deg. 12 min. 11 sec. West a distance of 528.09 feet; thence run North 89 deg. 16 min. 54 sec. East a distance of 764.29 feet, to a point on the Westerly right of way line of Shelby County Road No. 39; thence run North 24 deg. 07 min. 31 sec. West, along said right of way line, a distance of 326.27 feet; thence run North 23 deg. 25 min. 60 sec. West, along said right of way line, a distance of 183.01 feet; thence run South 89 deg. 11 min. 00 sec. West a distance of 1067.63 feet to a point on the west line of said 1/4-1/4 section; thence run North 0 deg. 00 min. 00 sec. East, along the West line of said 1/4-1/4 section, a distance of 330.25 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 102 page 160; Deed Book 126 page 293; Deed Book 106 page 521; Deed Book 126 page 90; Deed Book 163 page 428; Deed Book 220 page 348; Deed Book 163 page 429; and Deed Book 135 page 429, all recorded in the Probate Office of Shelby County, Alabama.
2. Title held by others to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 13 page 16; Deed Book 45 page 60; and Deed Book 73 page 595, all recorded in the Probate Office of Shelby County, Alabama.

\$250,000.00 of the purchase price was paid by note and mortgage executed simultaneously herewith.

This deed is executed as required by the Articles of Organization and Operating Agreement of the Grantor, and the same have not been modified or amended.

TO HAVE AND TO HOLD to the said GRANTEE and his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and GRANTEE'S heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE and GRANTEE'S heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its member, William J. Wilkens, Jr., who is

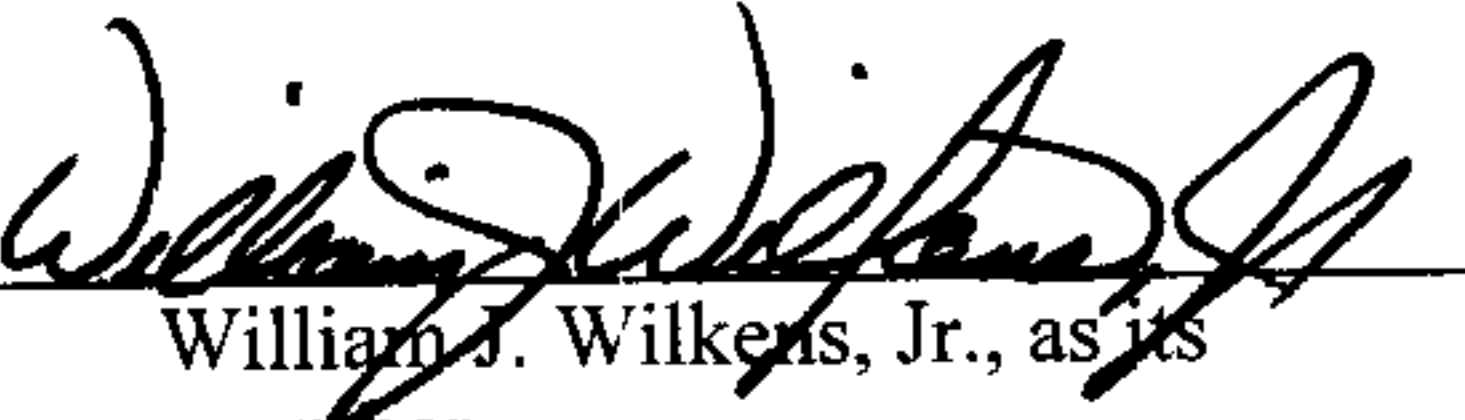
06/28/2001-26799
03:38 PM CERTIFIER
SHELBY COUNTY JUDGE OF PROBATE
002 MB 18.00

W. R. Justice

Inst# 2001-26799

authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of June, 2001.

J & W Partners, L.L.C.

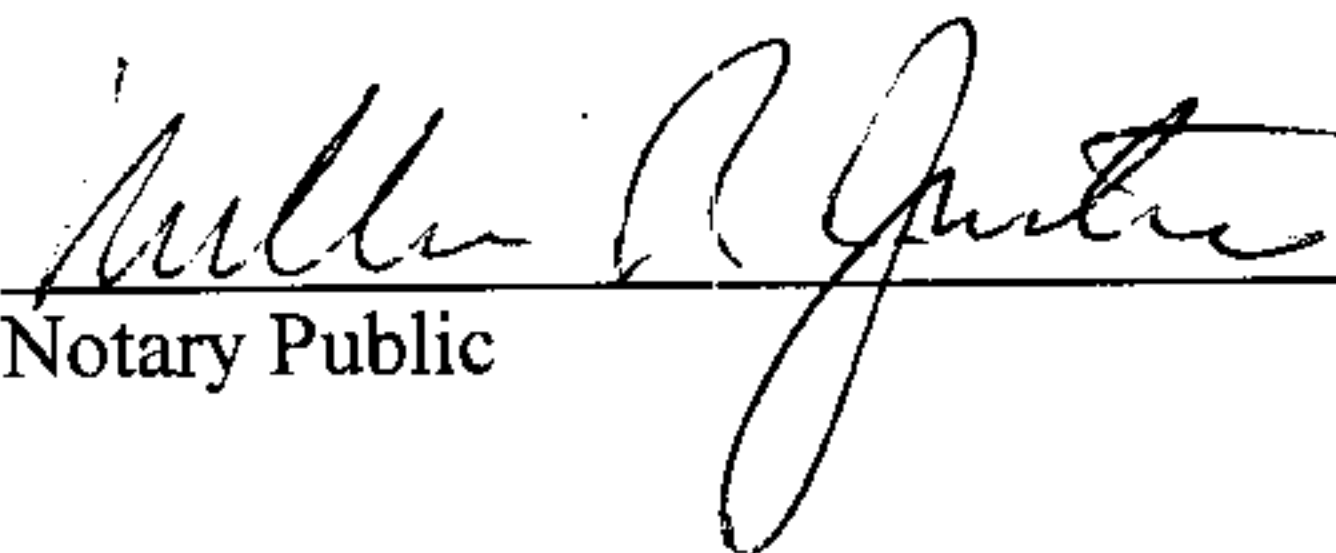
by 
William J. Wilkens, Jr., as its
member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William J. Wilkens, Jr., whose name as member of J & W Partners, L.L.C., 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 member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 27th day of June, 2001.




Notary Public

Inst # 2001-26799

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