



20080721000293580 1/4 \$3365.50  
Shelby Cnty Judge of Probate, AL  
07/21/2008 03:07:27PM FILED/CERT

3345,070.00  
P\*

Prepared By: **GRISSIM AND HODGES**  
**Sam D. Hodges, Esq.**  
**323 Union Street, Suite 400**  
**Nashville, Tennessee 37201**

Send Tax Bill to: **P.O. Box 17047**  
**Jonesboro, AR 72403**

Shelby County, AL 07/21/2008  
State of Alabama

Deed Tax: \$3345.50

## **SPECIAL WARRANTY DEED**

**Shelby County, AL:**

**THIS INDENTURE**, made this 18<sup>th</sup> day of July, 2008 between **BT CHELSEA ASSOCIATES, LLC**, a Tennessee limited liability company as party of the first part (hereinafter referred to as "Grantor") and, **RILEY SLOAN RAINWATER, JR.**, as party of the second part (hereinafter referred to as "Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors, successors-in-title and assigns where the context requires permits).

### **WITNESSETH THAT:**

Grantor, for and in consideration of the sum of Ten and No/100 dollars (\$10.00) in hand paid, and other good and valuable consideration, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee all that tract or parcel of land having an address of 119 Atchison Drive, lying and being in Shelby County, Alabama, more particularly described on Exhibit "A" attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, forever in **FEE SIMPLE**.

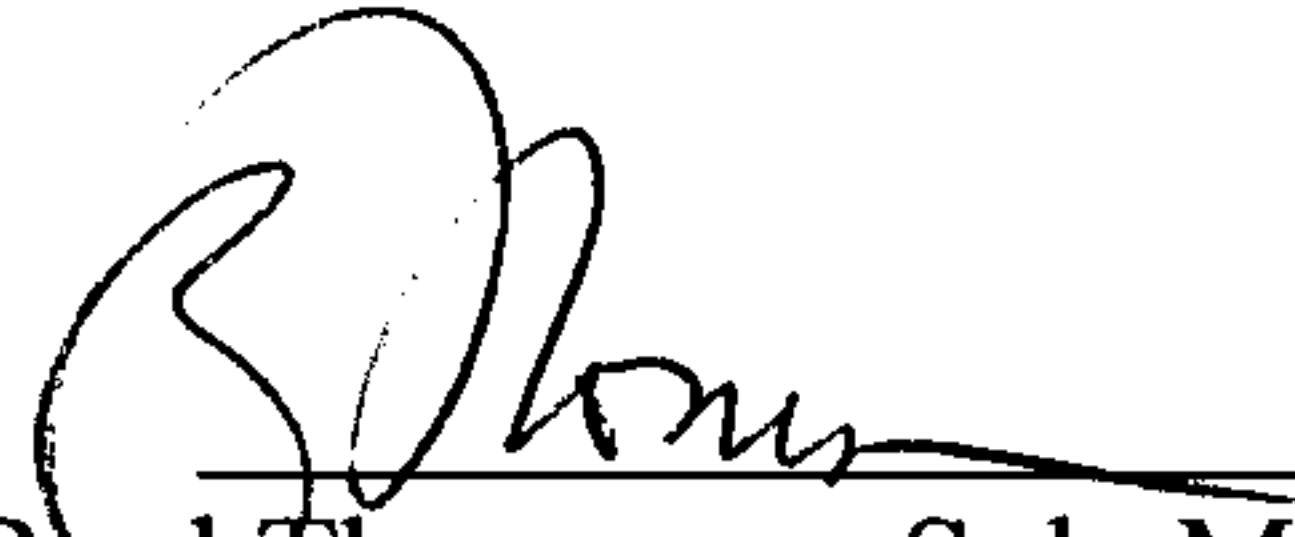
**AND THE SAID** Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through Grantor but not further or otherwise, except as expressly set forth in the permitted title encumbrances described in Exhibit "B" attached hereto and made a part hereof.

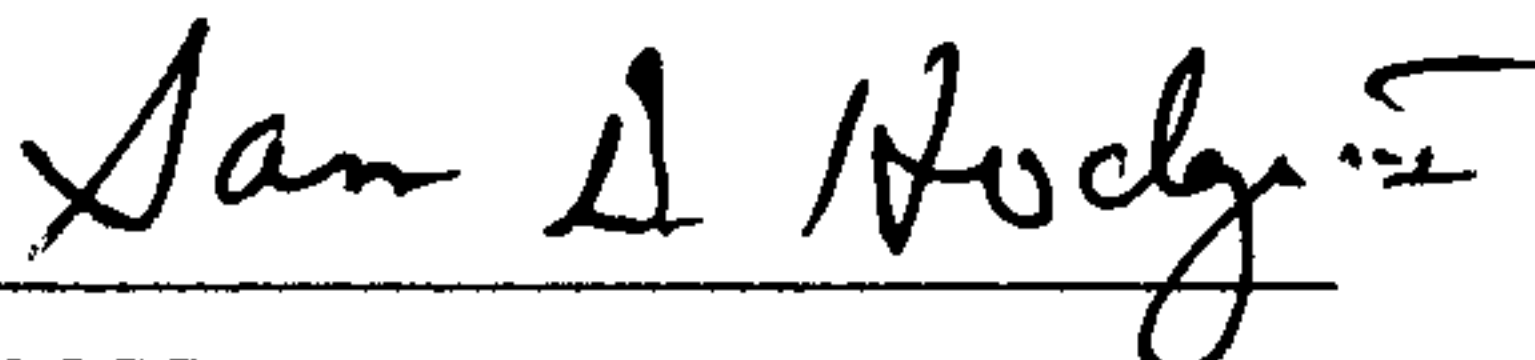
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year first above written.


Signed, sealed and delivered

in the presence of:

**BT CHELSEA ASSOCIATES, LLC,**  
**a Tennessee limited liability company**

By:   
N. Brad Thomason, Sole Member &  
Manager

  
Witness

  
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STATE OF TENNESSEE )

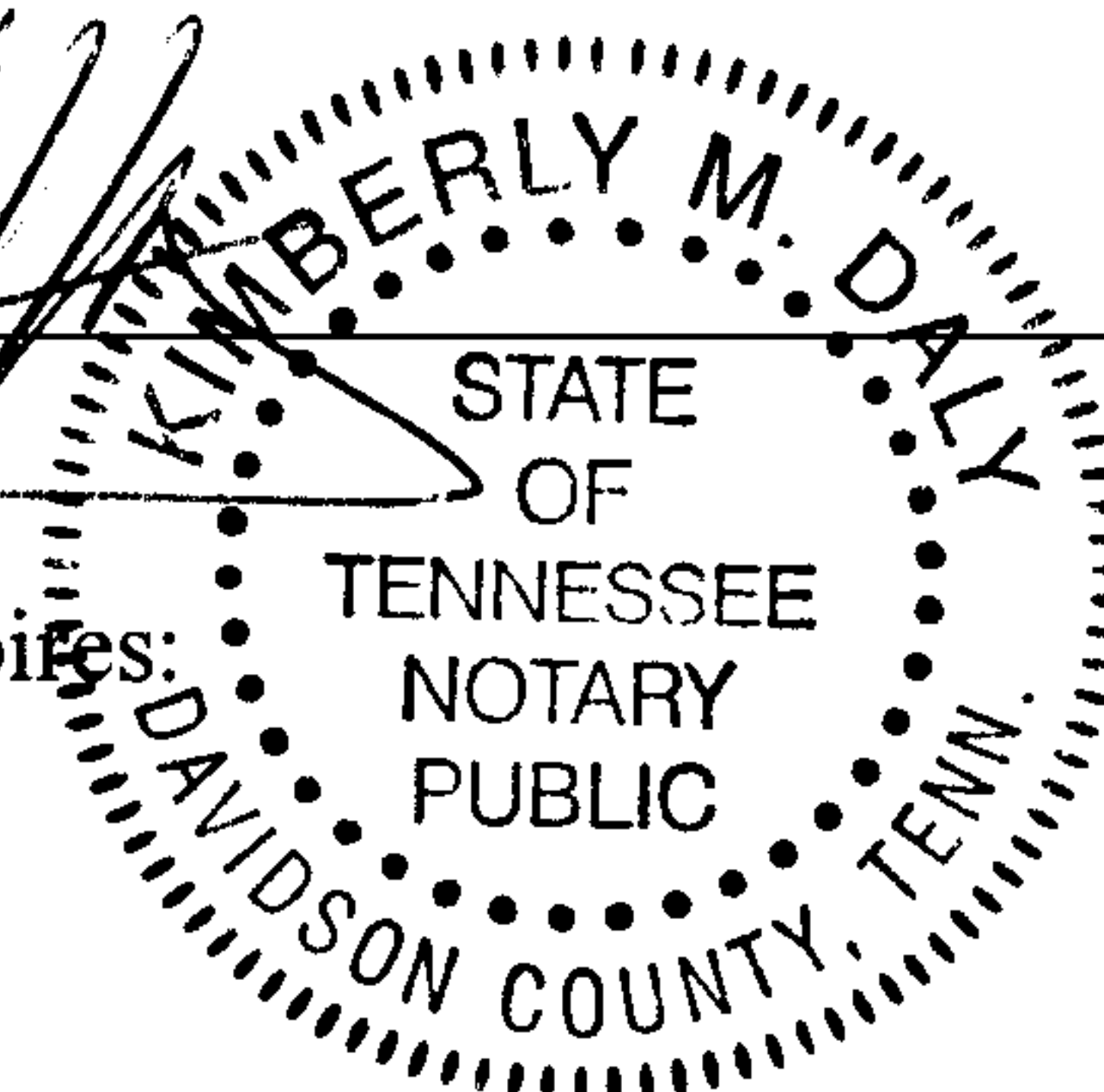
COUNTY OF DAVIDSON )

I, the undersigned, Kimberly Daly, a Notary Public in and for said County, in said State, hereby certify that N. Brad Thomason, whose name as Sole Member and Manager of BT Chelsea Associates, LLC, a Tennessee 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, 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 and official seal, this, the 17<sup>th</sup> day of July, 2008.


Notary Public

My commission expires:



My Commission Expires JAN. 24, 2011

**EXHIBIT "A"**


  
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**LEGAL DESCRIPTION**

Lot 2 according to the survey of Atchison Commercial Development, as recorded in Map Book 39, Page 70, in the Probate Office of Shelby County, Alabama.

Being and intending to be the same property conveyed to BT Chelsea Associates, LLC by Warranty Deed of record in #20080103000004070, Probate Office, Shelby County, Alabama.

**EXHIBIT "B"**

  
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**PERMITTED ENCUMBRANCES**

1. Taxes for the year 2008 and subsequent years not yet due and payable.
2. Title to minerals underling caption lands with mining rights and privileges belonging thereto.
3. 20-foot utility easement across said lot as shown on recorded map
4. 20-foot building set back line over the North side of said lot as shown on survey.
5. Terms and conditions of Memorandum of Lease of record under Instrument Number 20080506000184770, Probate Office, Shelby County, AL