

This Instrument Prepared By:
James F. Burford, III, Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
Donald White Patton
2901 Pine Haven Drive
Birmingham AL 35223

619

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND FIVE HUNDRED THIRTY FOUR AND NO/100 Dollars (\$155,534.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, CHELSEA 240, AN ALABAMA GENERAL PARTNERSHIP (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto BRIDGEWATER PARTNERS, AN ALABAMA GENERAL PARTNERSHIP (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

The South 1/2 of the Northwest 1/4 of Section 13, Township 20 South, Range 1 West, Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1991 and thereafter. (2) Title to minerals underlying the lands conveyed herein with mining rights and privileges belonging thereto. (3) Rights of other parties in and to the use of the easements described in Real Record 269, Page 497 and Real Record 269, Page 501 in the Probate Office of Shelby County, Alabama, TOGETHER WITH AND SUBJECT TO: Grant of easement, Declaration of Restrictions and Imposition of Maintenance Obligations as set forth in document recorded in Real 290, Page 547, in the Office of the Judge of Probate, Shelby County, Alabama, together with the rights of others to use the easement as set forth therein.

Chelsea 240, an Alabama General Partnership, is comprised of two partners, namely, Randall H. Goggans, an individual and J. C. Hearn Co., Inc., an Hawaii corporation.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said CHELSEA 240, AN ALABAMA GENERAL PARTNERSHIP, by Randall H. Goggans, its Partner and John C. Hearn as President of J. C. Hearn Co., Inc., its Partner, who are authorized to execute this conveyance, have hereto set their signatures and seals, this the 9 day of May, 1990.

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Micko

CHELSEA 240, AN ALABAMA
GENERAL PARTNERSHIP

BY: Randall H. Goggans
RANDALL H. GOGGANS
Its Partner

BY: J. C. HEARN CO., INC.
Its Partner

BY: John C. Hearn
John C. Hearn
Its President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall H. Goggans, whose name as Partner of Chelsea 240, an Alabama General Partnership, 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 said conveyance, he, as Partner of Chelsea 240, an Alabama General Partnership, executed the same voluntarily for and as the act of said general partnership, on the day the same bears date.

Given under my hand this 9 day of MAY, 1990.

A. F. W.
Notary Public

My Commission Expires: 3-1-94

STATE OF HAWAII)

HONOLULU COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that John C. Hearn, as President of J. C. Hearn Co., Inc., Partner of Chelsea 240, an Alabama General Partnership, 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 said conveyance, he, as President of J. C. Hearn Co., Inc., Partner of Chelsea 240, an Alabama General Partnership, executed the same voluntarily for and as the act of said general partnership, on the day the same bears date.

Given under my hand this 3rd day of May, 1990.

Myrtle M. Iuliguchi
Notary Public, Judicial Circuit, State of Hawaii

My Commission Expires: 5/4/91

STATE OF ALA. SHELLEY C.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 MAY 10 AM 9:46

William J. [unclear]
JUDGE OF PROBATE

1. Deed Tax	\$ 156.00
2. Notary Fee	5.00
3. [unclear]	5.00
4. [unclear]	3.00
5. [unclear]	1.00
6. [unclear]	1.00
Total	\$ 165.00

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