

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
CHELSEA PROPERTIES, INC.

STATE OF ALABAMA}
SHELBY COUNTY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) to the undersigned grantor or grantors, L. Douglas Joseph, a married man and J. Anthony Joseph, a married man, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto CHELSEA PROPERTIES, INC. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

EXHIBIT "A" IS ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998.
Existing covenants and restrictions, easements, building lines, and limitations of record.

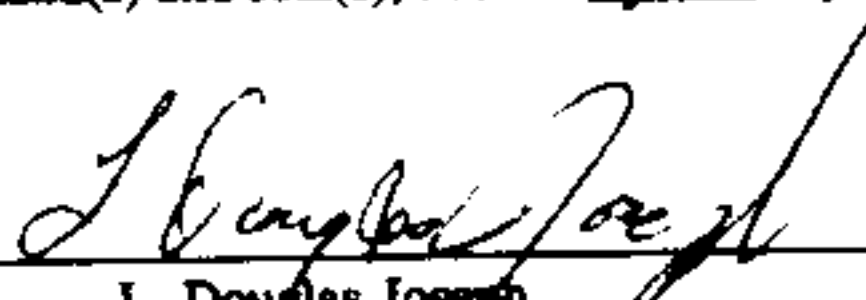

The property conveyed herein is not the homestead of the Grantors or their spouses.

The Grantors herein hereby reserve unto themselves, their heirs, successors and/or assigns a 60 foot easement with the right to use the road, right-of-way or easement for ingress, egress and/or utilities, which will be hereinafter created or constructed upon the above described property.

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

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

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 22nd day of August, 1998.


L. Douglas Joseph

J. Anthony Joseph

Inst # 1998-35135
09/09/1998-35135
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
D03 CRH 14.50

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that L. Douglas Joseph, whose name 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of August, 1998.

Martha B. Foy
Notary Public

My Commission Expires:

9/26/2000

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. Anthony Joseph, whose name 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22 day of August, 1998.

Martha B. Foy
Notary Public

My Commission Expires:

9/26/2000

EXHIBIT "A"

(ATTACHED TO THAT CERTAIN DEED FROM JOSEPHS TO CHELSEA PROPERTIES)

A parcel of land located in the NE 1/4 of NE 1/4 of SW 1/4 of Section 18, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of the NE 1/4 of SW 1/4 of said Section 18; thence North 88 deg. 49 min. 44 sec. West along the North line of said 1/4 1/4 Section a distance of 307.70 feet to the point of beginning; thence North 4 deg. 54 min. 29 sec. West a distance of 198.57 feet; thence South 60 deg. 23 min. 11 sec. West a distance of 66.05 feet; thence South 4 deg. 54 min. 29 sec. East a distance of 471.87 feet to the beginning of a curve to the left having a radius of 330.0 feet, a central angle of 62 deg. 43 min. 49 sec. and subtended by a chord which bears South 36 deg. 16 min. 23 sec. East a distance of 343.52 feet; thence along the arc of said curve a distance of 361.30 feet to end of said curve; thence South 67 deg. 38 min. 18 sec. East a distance of 117.03 feet to the beginning of a curve to the right having a radius of 25.0 feet, a central angle of 87 deg. 39 min. 18 sec. and subtended by a chord which bears South 23 deg. 48 min. 39 sec. East a distance of 34.62 feet; thence along the arc of said curve a distance of 38.25 feet to a point lying on the Northwesterly right of way line of Shelby County Highway No. 39 Old Chelsea Road; said point also lying on a curve to the right having a radius of 1270.98 feet, a central angle of 4 deg. 17 min. 57 sec. and subtended by a chord which bears North 22 deg. 09 min. 59 sec. East a distance of 95.35 feet; thence along the arc of said curve and said right of way line a distance of 95.37 feet to the end of said curve and the beginning of a curve to the right having a radius of 2964.93 feet, a central angle of 0 deg. 14 min. 02 sec. and subtended by a chord which bears North 26 deg. 01 min. 39 sec. East a distance of 12.11 feet; thence along the arc of said curve and said right of way line a distance of 12.11 feet to the beginning of a curve to the right, having a radius of 25.0 feet, a central angle of 86 deg. 27 min. 04 sec. and subtended by a chord which bears South 69 deg. 08 min. 10 sec. West a distance of 34.24 feet; thence along the arc of said curve, leaving said right of way line, a distance of 37.72 feet to the end of said curve; thence North 67 deg. 38 min. 18 sec. West a distance of 117.50 feet to the beginning of a curve to the right having a radius of 270.0 feet, a central angle of 62 deg. 43 min. 49 sec. and subtended by a chord which bears North 36 deg. 16 min. 23 sec. West a distance of 281.06 feet; thence along the arc of said curve a distance of 295.61 feet to the end of said curve; thence North 4 deg. 54 min. 29 sec. West a distance of 300.90 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1998-35135

/usr/fds/ws3/PARCEL.B

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003 CRH 14.50