

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

650000
SEND TAX NOTICE TO:
NORTH SHELBY PARTNERS, L.L.C.
c/o Ray Martin Companies, Inc.
329 Business Circle, Suite A
Pelham, AL 35124

STATE OF ALABAMA}
COUNTY OF SHELBY}

Corporation Form 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, **CHELSEA PROPERTIES, INC.**, a corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of whereof is acknowledged, the said **GRANTOR** does by these presents grant, bargain, sell, and convey unto **NORTH SHELBY PARTNERS, L.L.C.** (herein referred to as **GRANTEES**), the following described real estate, situated in **SHELBY County, Alabama**:

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

Subject to:

1. Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998.
2. Easement(s) to Colonial Pipeline Co. as shown by instrument recorded in Deed Book 224 page 477 in the Probate Office of Shelby County, Alabama.
3. Easement(s) to Plantation Pipeline Co. as shown by instrument recorded in Deed Book 254 page 515 in the Probate Office of Shelby County, Alabama.
4. Title 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 Real 160 page 469; Real 178 page 475 and Real 187 page 178 in the Probate Office of Shelby County, Alabama.

\$ AN of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said **GRANTEES**, their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said **GRANTEES** 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 **GRANTEES**, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by its President, James H. Estes, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 24 day of August, 1998.

CHELSEA PROPERTIES, INC.

By: James H. Estes
James H. Estes
Its: President

09/09/1998-35136
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 CRH 17.00

Inst. # 1998-35136

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James H. Estes, whose name as President of CHELSEA PROPERTIES, INC., a corporation, 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 corporation.

Given under my hand and official seal this 24 day of August, 1998.



Notary Public

My Commission Expires: ~~5/29/99~~ 6-23-2001

EXHIBIT "A"

(ATTACHED TO THAT CERTAIN DEED FROM CHELSEA PROPERTIES, INC. TO NORTH SHELBY PARTNERS, L.L.C.)

PARCEL I:

A parcel of land located in the NE 1/4 of SW 1/4 and the NW 1/4 of Section 18, Township 20 South, Range 1 West and the SE 1/4 of NE 1/4 of Section 13, Township 20 South, Range 2 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 for a distance of 661.56 feet to the point of beginning; thence North 89 deg. 50 min. 03 sec. West a distance of 662.01 feet to the NW corner of the NE 1/4 of SW 1/4 of said Section 18; thence South 89 deg. 58 min. 39 sec. West a distance of 1327.20 feet to the NW corner of the NW 1/4 of SW 1/4 of said Section 18; thence South 89 deg. 38 min. 19 sec. West a distance of 639.97 feet to a point lying on the Easterly right of way line of Matador Drive (60 foot right of way) as recorded in Map Book 16 page 69 in the Office of the Judge of Probate, Shelby County, Alabama; thence North 0 deg. 39 min. 09 sec. West along the Easterly right of way line of said Matador Drive, a distance of 376.38 feet (376.64 feet map) to the beginning of a curve to the right having a radius of 20.0 feet, a central angle of 90 deg. and subtended by a chord which bears North 44 deg. 20 min. 51 sec. East a chord distance of 28.28 feet; thence along the arc of said curve a distance of 31.42 feet to end of said curve; thence North 0 deg. 39 min. 09 sec. West a distance of 60.0 feet to the beginning of a curve to the right having a radius of 20.0 feet, a central angle of 90 deg. and subtended by a chord which bears North 45 deg. 39 min. 09 sec. West a chord distance of 28.28 feet; thence along the arc of said curve a distance of 31.42 feet to the end of said curve; thence North 0 deg. 39 min. 09 sec. west along the Easterly right of way line of said Matador Drive, a distance of 156.58 feet (156.71 feet map) to its intersection with the centerline of an 84 feet wide Colonial Pipeline right of way and the Southwest corner of Lot 42, High Chaparral, Sector B as recorded in said Map Book 16 page 69; thence North 68 deg. 21 min. 24 sec. East along said centerline and the Southerly boundary line of said High Chaparral, Sector B, a distance of 2112.62 feet; thence leaving said centerline, North 44 deg. 21 min. 17 sec. East along the Southeasterly boundary line of Lot 48-A, A Resubdivision of Lots 48-57, High Chaparral, Sector B and Acreage as recorded in Map Book 16, page 116, in the Office of Judge of Probate, Shelby County, Alabama, a distance of 240.14 feet; thence North 17 deg. 01 min. 05 sec. East a distance of 215.36 feet; thence North 54 deg. 31 min. 01 sec. East along the Southeasterly boundary line of Lot 49-A of said Resubdivision a distance of 67.97 feet; thence North 47 deg. 47 min. 22 sec. East along the Southeasterly boundary line of Lot 50-A of said Resubdivision, a distance of 262.74 feet; thence North 42 deg. 40 min. 04 sec. East along the Southeasterly boundary line of Lot 51-A of said Resubdivision a distance of 273.72 feet; thence North 38 deg. 20 min. 45 sec. East along the Southeasterly boundary line of Lot 52-A of said Resubdivision a distance of 315.66 feet; thence North 45 deg. 40 min. 24 sec. East along the Southeasterly boundary line of Lot 53-A of said Resubdivision a distance of 222.34 feet; thence South 71 deg. 01 min. 16 sec. East along the Southwesterly boundary line of Lot 54-A of said Resubdivision a distance of 186.14 feet; thence North 89 deg. 12 min. 22 sec. East a distance of 100.0 feet to a point lying on the Easterly line of the NW 1/4 of said Section 18, said point also lying 50.0 feet South of the SW corner of the SE 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama, according to aforesaid Resubdivision of Lots 48-57; thence South 0 deg. 48 min. 38 sec. East along said 1/4 line a distance of 1255.91 feet; thence South 0 deg. 50 min. 11 sec. East along said 1/4 line a distance of 920.51 feet; thence leaving said 1/4 line, South 60 deg. 23 min. 11 sec. West a distance of 752.72 feet to a point lying on the South line of said NW 1/4; thence North 88 deg. 49 min. 44 sec. West a distance of 1.40 feet to the point of beginning; being situated in Shelby County, Alabama.

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EXHIBIT "A" (Continued)

(ATTACHED TO THAT CERTAIN DEED FROM CHELSEA PROPERTIES, INC. TO NORTH SHELBY PARTNERS, L.L.C.)

PARCEL B:

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.

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/usr/fds/ws3/PARCEL.B

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