

**This instrument prepared by:**  
Mary Thornton Taylor, Esquire  
Taylor & Smith, P.C.  
P.O. Box 489  
Orange Beach, Alabama 36561

**Send tax notice to:**  
Chesser Plantation, LLC  
200 Narrows Parkway  
Birmingham, Alabama 35242

Inst. # 2001-21355

# GENERAL WARRANTY DEED

STATE OF ALABAMA            )  
  ) **KNOW ALL PERSONS BY THESE PRESENTS:**  
SHELBY COUNTY                )

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned **F. P. CHESSER, JR. and wife, ESTER LEE CHESSER** ("Grantor"), in hand paid by **CHESSER PLANTATION, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

See **Exhibit A** attached hereto and made a part hereof for the legal description of the property being conveyed hereby (the "Property").

The Property is conveyed subject to the following:

- (1) Ad valorem taxes due and payable October 1, 2001 and all subsequent years thereafter;
- (2) Fire district and library district assessments for 2001 and subsequent years not yet due and payable;
- (3) Mineral and mining rights not owned by Grantor;
- (4) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 127, page 317; Deed Book 102 page 138; and Deed Book 104, page 525 in said Probate Office;
- (5) Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 95, page 507 in said Probate Office; and
- (6) Title to all minerals within the underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 69, page 177 in said Probate Office.

The entire purchase price for the Property was paid from the proceeds advanced from a mortgage loan closed simultaneously herewith.

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**TO HAVE AND TO HOLD** unto the said Grantee, its successors 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**, Grantor **F. P. CHESSER and wife, ESTER LEE CHESSER** have hereto set their hands and seals this 25<sup>TH</sup> day of May, 2001.

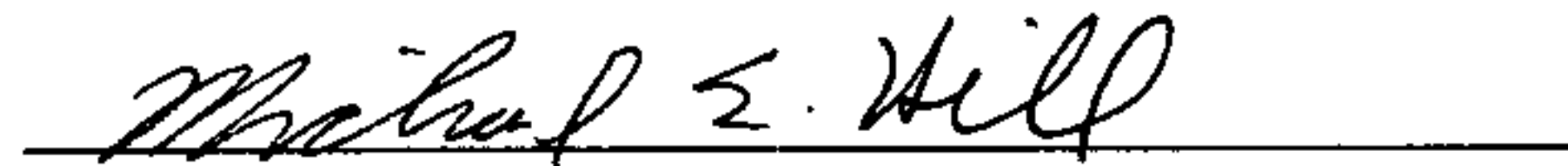
  
F. P. CHESSER

  
ESTER LEE CHESSER

STATE OF ALABAMA     )  
                                      )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **F. P. Chesser and wife, Ester Lee Chesser**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of such instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 25<sup>TH</sup> day of May, 2001.

  
Notary Public  
My commission expires: MAY 14, 2005

(SEAL)

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## **EXHIBIT A**

### **DEED FROM F. P. CHESSER, and wife ESTER LEE CHESSER TO CHESSER PLANTATION, LLC**

A parcel of land situated in the East one-half of Section 27 Township 19 South Range 1 West, Shelby County, Alabama. Being more particularly described as follows:

Begin at the Northeast corner of said section 27; thence run in a Southerly direction along the East boundary thereof for a distance of 1569.31 feet; thence turn a deflection angle of 44 degrees 00 minutes 07 seconds to the right and run in a Southwesterly direction for a distance of 584.29 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run in a Southeasterly direction for a distance of 125.50 feet; thence turn a deflection angle of 88 degrees 53 minutes 02 seconds to the right and run in a Southwesterly direction for a distance of 362.17 feet; thence turn a deflection angle of 136 degrees 31 minutes 00 seconds to the right and run in a Northerly direction for a distance of 14.25 feet; thence turn a deflection angle of 140 degrees 37 minutes 34 seconds to the left and run in a Southwesterly direction for a distance of 452.61 feet to a point on the South boundary of the Southeast one-quarter of the Northeast one-quarter; thence turn a deflection angle of 49 degrees 40 minutes 32 seconds to the right and run in a Westerly direction along the said South boundary for a distance of 524.06 feet; thence turn a deflection angle of 50 degrees 16 minutes 31 seconds to the left and run in a Southwesterly direction for a distance of 89.99 feet to the point of beginning of a curve to the right, said curve having a radius of 87.96 feet, a central angle of 65 degrees 11 minutes 17 seconds, a chord distance of 94.77 feet and a deflection right of 32 degrees 35 minutes 39 seconds to the chord; thence run in a Southwesterly direction along the arc of said curve for a distance of 100.08 feet; thence turn a deflection angle of 32 degrees 23 minutes 05 seconds to the right and run in a Northwesterly direction for a distance of 49.33 feet; thence turn a deflection angle of 78 degrees 44 minutes 25 seconds to the right and run in a Northerly direction for a distance of 284.98 feet; thence turn a deflection angle of 27 degrees 20 minutes 04 seconds to the right and run in a Northeasterly direction for a distance of 940.10 feet; thence turn a deflection angle of 84 degrees 57 minutes 44 seconds to the left and run in a Northwesterly direction for a distance of 87.03 feet; thence turn a deflection angle of 56 degrees 28 minutes 05 seconds to the right and run in a Northerly direction for a distance of 109.64 feet; thence turn a deflection angle of 21 degrees 46 minutes 52 seconds to the right and run in a Northeasterly direction for a distance of 100.08 feet; thence turn a deflection angle of 40 degrees 13 minutes 22 seconds to the right and run in a Northeasterly direction for a distance of 183.43 feet; thence turn a deflection angle of 11 degrees 09 minutes 41 seconds to the left and run in a Northeasterly direction for a distance of 79.34 feet; thence turn a deflection angle of 20 degrees 23 minutes 33 seconds to the left and run in a Northeasterly direction for a distance of 78.31 feet; thence turn a deflection angle of 01 degrees 37 minutes 38 seconds to the left and run in a Northeasterly direction for a distance of 93.82 feet; thence turn a deflection angle of 05 degrees 00 minutes 51 seconds to the right and run in a Northeasterly direction for a distance of 114.56 feet; thence turn a deflection angle of 35 degrees 24 minutes 32 seconds to the right and run in a Northeasterly direction for a



distance of 204.48 feet; thence turn a deflection angle of 85 degrees 49 minutes 06 seconds to the left and run in a Northwesterly direction for a distance of 395.00 feet; thence turn a deflection angle of 126 degrees 08 minutes 18 seconds to the left and run in a Southwesterly direction for a distance of 146.41 feet; thence turn a deflection angle of 25 degrees 39 minutes 28 seconds to the right and run in a Southwesterly direction for a distance of 103.55 feet; thence turn a deflection angle of 46 degrees 17 minutes 05 seconds to the right and run in a Northwesterly direction for a distance of 117.97 feet; thence turn a deflection angle of 44 degrees 11 minutes 49 seconds to the right and run in a Northwesterly direction for a distance of 231.66 feet; thence turn a deflection angle of 94 degrees 33 minutes 08 seconds to the left and run in a Southwesterly direction for a distance of 80.01 feet; thence turn a deflection angle of 89 degrees 05 minutes 29 seconds to the right and run in a Northwesterly direction for a distance of 101.15 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run in a Southwesterly direction for a distance of 30.00 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the right and run in a Northwesterly direction for a distance of 60.00 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the right and run in a Northeasterly direction for a distance of 46.99 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run in a Northwesterly direction for a distance of 100.00 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the right and run in a Northeasterly direction for a distance of 398.58 feet to the point of beginning of a tangent curve to the right, said curve having a radius of 630.00 feet, a central angle of 05 degrees 27 minutes 38 seconds and a chord distance of 60.02 feet; thence run in a Northeasterly direction along the arc of the curve for a distance of 60.04 feet, thence Northeasterly along a straight line that is tangent to said curve for a distance of 55.97 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run in a Northwesterly direction for a distance of 42.14 feet to a point on the North line of said Section 27; thence turn a deflection angle of 114 degrees 01 minutes 55 seconds to the right and run in an Easterly direction along said North boundary for a distance of 825.10 feet to the point of beginning. Said parcel contains 2,488,729 square feet or 57.13 acres more or less.

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