20020913000441570 Pg 1/3 21.00 Shelby Cnty Judge of Probate, AL 09/13/2002 14:11:00 FILED/CERTIFIED

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

Send tax notice to:
Samuel Earl Niven, Sr.
P.O. Box 75
Chelsea, Alabama 35043

STATUTORY 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 CHESSER PLANTATION, LLC, an Alabama limited liability company ("Grantor"), in hand paid by SAMUEL EARL NIVEN, SR. AND JUNE C. NIVEN ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Commencing at the Northeast Corner of Section 27, Township 19 South, Range 1 West; thence South 0 degrees 42 minutes 23 seconds East, a distance of 576.18 feet to the POINT OF BEGINNING; thence South 46 degrees 29 minutes 34 seconds West, a distance of 40.89 feet; thence South 0 degrees 42 minutes 23 seconds East, a distance of 218.01 feet; thence South 39 degrees 00 minutes 51 seconds West, a distance of 205.34 feet; thence South 73 degrees 27 minutes 27 seconds West, a distance of 216.84 feet; thence South 16 degrees 32 minutes 33 seconds East, a distance of 60.00 feet; thence North 73 degrees 27 minutes 27 seconds East, a distance of 235.44 feet; thence North 39 degrees 00 minutes 51 seconds East, a distance of 198.66 feet; thence North 0 degrees 42 minutes 23 seconds West, a distance of 303.57 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama (the "Property").

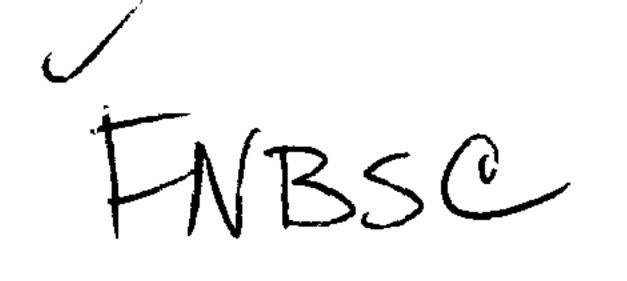
The Property extends from the easterly edge of Chesser Plantation Lane to the West line of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, as shown on survey plat of Larry W. Carver, LLC No. 15454, dated August 17, 2002, a portion of which is attached hereto.

The Property is conveyed subject to the following:

- (1) Ad valorem taxes due and payable October 1, 2002 and all subsequent years thereafter;
- (2) Fire district and library district assessments for 2002 and subsequent years not yet due and payable;
- (3) Mineral and mining rights not owned by Grantor;
- (4) Easements, restrictions, covenants, encumbrances, rights of way, and other matters of record.

TO HAVE AND TO HOLD unto the said Grantee for and during their joint lives and upon the death of either of them then to the survivor of them, and to their heirs, successors and assigns forever.

IN WITNESS WHEREOF, Grantor CHESSER PLANTATION, LLC, by its sole Member and Manager who is authorized to execute this Statutory Warranty Deed as provided in



Grantor's Articles of Organization which as of this date have not been modified or amended, has hereto set its signature and seal as of September 6, 2002.

CHESSER PLANTATION, LLC

BY: The Crest at Greystone, Inc.
Its Member and Manager

By: /// /-

William L. Thornton, III

Its President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William L. Thornton, III, whose name as President of The Crest at Greystone, Inc., an Alabama corporation, as the sole Member and Manager of CHESSER PLANTATION, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as the act of said Member and Manager of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 10th day of September, 2002.

AFFIX SEAL

My commission expires: MY COMMISSION EXPIRES JULY 25, 2005

SECTION 27 SECTION 26 ALABAMA WEST ZONE GRID MORTH. EASEMENT DESCRIPTION: Commencing at the Northeast Corner of Section 27, Township 19 South, Range 1 West; thence South 0 degrees 42 minutes 23 seconds East, a distance of 576.18 feet to the POINT OF BEGINNING; thence South 46 degrees 29 minutes 34 seconds West, a distance of 40.89 feet; thence South 0 degrees 42 minutes 23 seconds East, a distance of 218.01 feet; thence South 39 degrees 00 minutes 51 seconds West, a distance of 205.34 feet; thence South 73 degrees 27 minutes 27 seconds West, a distance of 216.84 feet; thence South 16 degrees 32 minutes 33 seconds East, a distance of 60.00 feet; thence North 73 degrees 27 minutes 27 seconds East, a distance of 235.44 feet; thence 0°42'23"E 576.18' North 39 degrees 00 minutes 51 seconds East, a distance of 198.66 feet; thence North 0 degrees 42 minutes 23 seconds West, a distance of 303.57 feet to the POINT OF BEGINNING; S 20020913000441570 Pg 3/3 21.00 Shelby Cnty Judge of Probate, AL 09/13/2002 14:11:00 FILED/CERTIFIED POINT OF BEGINNING OF EASEMENT 218.01 I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief. 0°42'23"E Bearing Distance Surveyors Signature: S 46°29'34"W 40.89' S 16°32'33"E 60.00' Alabama License No: 2 % 1329.28 EASEMENT FOR INGRESS ENGRESS THE REPORT OF THE PARTY OF THE LEGEND SEAL. 1 1/2" PIPE WITH 4"X4" PLATE • SCALE 1" =100' ON TOP 50 100 150 200 FOUND 5/8" REBAR WITH CAP STAMPED JPS 21181 1/2" REBAR WITH CAP BOUNDARY SURVEY OF EASEMENT FOR EARL AND JUNE NIVEN STAMPED CARVER 15454 CHESSER. REV: LARRY W. CARVER 320 HWY 437 SE CORNER NE 1/4, NE 1/4, SECTION 27 T-19-S, R-1-W STERRETT, AL. 35147 205-678-6833 DATE: JOB NO: 08-17-02 1088MEA1

ine