

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

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

GENERAL WARRANTY DEED

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

That for and in consideration of the simultaneous like kind exchange of real property by and between Grantor and Grantee pursuant to Section 1031 of the Internal Revenue Code, the receipt and sufficiency of which are hereby acknowledged, the undersigned **F. P. CHESSER, JR. and wife, ESTER LEE CHESSER** ("Grantor"), do by these presents grant, bargain, sell and convey unto **CHESSER PLANTATION, LLC**, an Alabama limited liability company ("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, 2003 and all subsequent years thereafter;
- (2) Fire district and library district assessments for 2003 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;
- (5) 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.

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 15th day of January, 2003.

F. P. Chesser
F. P. CHESSER

Ester Lee 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 15th day of January, 2003.

Mary P. Thornton
Notary Public

My commission expires: 5-24-03

(SEAL)

EXHIBIT "A"
DEED FROM F. P. CHESSER, JR.
and wife, ESTER LEE CHESSER
TO
CHESSER PLANTATION, LLC

A parcel of land situated in the Northeast quarter of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said Section and run in a Westerly direction along the North line for a distance of 825.10 feet to the POINT OF BEGINNING; thence turn an exterior angle of 65 degrees 58 minutes 05 seconds to the right and run in a Southeasterly direction for a distance of 42.14 feet; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the left and run in a Southwesterly direction for a distance of 55.97 feet to the point of commencement of a non-tangent curve to the left, said curve having a radius of 623.77 feet, a central angle of 05 degrees 30 minutes 55 seconds, an exterior angle of 177 degrees 16 minutes 11 seconds to the right to chord for a chord distance of 60.02 feet; thence run along arc of said curve for a distance of 60.04 feet; thence turn an exterior angle of 177 degrees 16 minutes 11 seconds to the right from chord and run in a Southwesterly direction for a distance of 398.58 feet; thence turn an exterior angle of 90 degrees 00 minutes 00 seconds to the right and run in a Southeasterly direction for a distance of 100.00 feet; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the left and run in a Southwesterly direction for a distance of 46.99 feet; thence turn an exterior angle of 90 degrees 00 minutes 00 seconds to the right and run in a Southeasterly direction for a distance of 60.00 feet; thence turn an exterior angle of 90 degrees 00 minutes 00 seconds to the right and run in a Northeasterly direction for a distance of 30.00 feet; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the left and run in a Southeasterly direction for a distance of 101.15 feet; thence turn an exterior angle of 90 degrees 54 minutes 31 seconds to the right and run in a Northeasterly direction for a distance of 80.01 feet; thence turn an interior angle of 85 degrees 26 minutes 52 seconds to the left and run in a Southeasterly direction for a distance of 231.66 feet; thence turn an interior angle of 64 degrees 09 minutes 03 seconds to the left and run in a Westerly direction for a distance of 479.21 feet; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the left and run in a Northerly direction for a distance of 678.66 feet to a point on the North line of said Section 27; thence turn an interior angle of 91 degrees 49 minutes 00 seconds to the left and run in an Easterly direction along said North line for a distance of 613.55 feet to the POINT OF BEGINNING. Said parcel contains 253,353 square feet 5.82 acres more or less.