


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
CITELSON ONE, LLC
P O BOX 520
CITELSON, AL.
35043

STATUTORY WARRANTY DEED


20030324000174820 Pg 1/2 316.50
Shelby Cnty Judge of Probate, AL
03/24/2003 12:29:00 FILED/CERTIFIED

Neither title nor survey was examined by the preparer of this deed.

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Bolivar Creek, LLC herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Chelsea One, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2003 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Riparian rights, if any; (5) MATTERS APPEARING ON SURVEY OF SAM W. HICKLY DATED MAY 8, 2001.

Michael Henry Strong is the Managing Member of the Grantor and has full authority to execute this conveyance.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 19 day of MARCH, 2003.

Bolivar Creek, LLC

By: 

Michael Henry Strong

Its: Managing Member

STATE OF ALABAMA)

Jefferson **COUNTY)**

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Michael Henry Strong as Managing Member of Bolivar Creek, LLC, whose name 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 this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 19 day of MARCH, 2003.


Notary Public

My Commission Expires: 3.1.06

EXHIBIT 'A'
BOLIVAR CRUISE LLC
TO CITRUSA ONE LLC

20030324000174820 Pg 2/2 316.50
Shelby Cnty Judge of Probate, AL
03/24/2003 12:29:00 FILED/CERTIFIED

SCHEDULE A CONTINUED
LEGAL DESCRIPTION

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 West and being more particularly described as follows:

Commence at a 1/2 inch rebar found at the NW corner of the NW 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 1 West and run South 87 degrees 41 minutes 07 seconds West and along the North line of the NE 1/4 of the NW 1/4 section a distance of 182.37 feet to an iron pin found and being the Point of Beginning; thence South 87 degrees 41 minutes 39 seconds West a distance of 360.54 feet to an iron pin found; thence South 87 degrees 41 minutes 39 seconds West a distance of 594.93 feet; thence South 66 degrees 58 minutes 07 seconds West a distance of 25.25 feet; thence South 53 degrees 06 minutes 53 seconds West a distance of 27.07 feet; thence South 87 degrees 43 minutes 42 seconds West a distance of 41.41 feet; thence South 58 degrees 43 minutes 21 seconds West a distance of 20.45 feet; thence South 35 degrees 35 minutes 51 seconds West a distance of 25.11 feet; thence South 33 degrees 00 minute 29 seconds East a distance of 21.64 feet; thence South 33 degrees 34 minutes 56 seconds West a distance of 106.44 feet; thence South 03 degrees 34 minutes 18 seconds West a distance of 30.92 feet; thence South 16 degrees 55 minutes 17 seconds West a distance of 56.47 feet; thence South 50 degrees 25 minutes 40 seconds West a distance of 44.25 feet; thence South 00 degrees 57 minutes 06 seconds West a distance of 890.65 feet; thence North 79 degrees 14 minutes 04 seconds East a distance of 452.90 feet; thence North 77 degrees 14 minutes 33 seconds East a distance of 948.08 feet; thence North 00 degrees 00 minutes 03 seconds West a distance of 756.89 feet to an iron pin found; thence with a curve turning to the left with an arc length of 240.46 feet with a radius of 2825.08 feet with a chord bearing of North 49 degrees 17 minutes 03 seconds West, with a chord length of 240.39 feet to a 1/2 inch rebar found and being the point of beginning.