

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

**Send tax notice to:**  
Eddleman-Thornton Investment  
Properties, LLC  
2700 Hwy 280, Suite 425  
Birmingham, Alabama 35223

## 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, the receipt and sufficiency of which are hereby acknowledged, the undersigned **CHESSER PLANTATION, LLC**, an Alabama limited liability company ("Grantor"), does by these presents grant, bargain, sell and convey unto **EDDLEMAN-THORNTON INVESTMENT PROPERTIES, 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 and municipal assessments 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, if any;
- (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 102, PAGE 138, Deed Book 104, page 525, and Deed Book 127, page 317 in said Probate Office;
- (5) Right(s)-of-Ways(s) granted to Shelby County for road as set out in Deed Book 95, page 507 in said Probate Office;
- (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;
- (7) Declaration of Easement as shown by instrument recorded in Instrument #2001-21357 in said Probate Office;
- (8) 15 foot utility easement running along the Easterly boundary line of Parcel 6, as shown by the survey of Jon P. Strength dated 3/11/03.

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

Pro forma Title

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 this 23<sup>d</sup> day of April, 2003.

**CHESSER PLANTATION, LLC**

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

By: William L. Thornton, III  
William L. Thornton, III  
Its President

STATE OF ALABAMA     )  
                                      )  
JEFFERSON COUNTY    )

I, the undersigned, 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 conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he 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.

Given under my hand and seal, this 23<sup>d</sup> day of April, 2003.

(SEAL)

Mary P. Thornton  
Notary Public  
My commission expires: 5/24/03

**EXHIBIT A**  
**DEED FROM CHESSER PLANTATION, LLC**  
**TO**  
**EDDLEMAN-THORNTON INVESTMENT PROPERTIES, LLC**

**PARCEL 5**

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:

Commence at the Northeast corner of said section 27; thence run in a Westerly direction along the North line for a distance of 1438.65 feet; thence turn a deflection angle of 88 degrees 10 minutes 58 seconds to the left and run in a Southerly direction for a distance of 1400.74 feet; thence turn a deflection angle of 47 degrees 38 minutes 25 seconds to the right and run in a Southwesterly direction for a distance of 1180.00 feet; thence turn a deflection angle of 50 degrees 26 minutes 45 seconds to the left and run in a Southerly direction for a distance of 477.97 feet; thence turn a deflection angle of 88 degrees 41 minutes 55 seconds to the left and run in an Easterly direction for a distance of 300.00 feet to the POINT OF BEGINNING; thence turn a deflection angle of 70 degrees 44 minutes 13 seconds to the left and run in a Northeasterly direction for a distance of 91.39 feet; thence turn a deflection angle of 89 degrees 57 minutes 12 seconds to the right and run in a Southeasterly direction for a distance of 69.78 feet; thence turn a deflection angle of 33 degrees 04 minutes 32 seconds to the right and run in a Southeasterly direction for a distance 148.70 feet to a point on a curve to the left, said point also being on the Northwesternly right of way line of Chesser Plantation Lane, said curve having a radius of 430.00 feet, a central angle of 41 degrees 57 minutes 08 seconds, a deflection angle of 81 degrees 30 minutes 59 seconds to the right to chord for a chord distance of 307.86 feet; thence run along arc of said curve and along said right of way for a distance of 314.85 feet to a point on the Northernmost right of way of Old U.S. Highway 280; thence turn a deflection angle of 59 degrees 58 minutes 22 seconds to the right from chord of said curve and run in a Northwesternly direction along said right of way for a distance of 66.86 feet; thence turn a deflection angle of 95 degrees 28 minutes 53 seconds to the right and run in a Northeasterly direction for a distance of 276.03 feet to the POINT OF BEGINNING. Said parcel contains 41,576 square feet or 0.95 acres more or less.

**PARCEL 6**

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:

Commence at the Northeast corner of said section 27; thence run in a Westerly direction along the North line for a distance of 1438.65 feet; thence turn a deflection angle of 88 degrees 10 minutes 58 seconds to the left and run in a Southerly direction for a distance of 1400.74 feet; thence turn a deflection angle of 47 degrees 38 minutes 25 seconds to the right and run in a Southwesterly direction for a distance of 1180.00 feet; thence turn a deflection angle of 50 degrees 26 minutes 45 seconds to the left and run in a Southerly direction for a distance of 477.97 feet; thence turn a deflection angle of 88 degrees 41 minutes 55 seconds to the left and run in an Easterly direction for a distance of 300.00 feet; thence turn a deflection angle of 70 degrees 44 minutes 13 seconds to the left and run in a Northeasterly direction for a distance of 91.39 feet to the POINT OF BEGINNING; thence run along last described course for a distance of 137.12 feet; thence turn a deflection angle of 73 degrees 28 minutes 44 seconds to the right and run in an Easterly direction for a distance of 364.28 feet; thence turn a deflection angle of 90 degrees 41 minutes 21 seconds to the right and run in a Southerly direction for a distance of 182.29 feet to a point on a curve to the right, said point also being on the Northwestern right of way of Chesser Plantation Lane, said curve having a radius of 220.00 feet, a central angle of 16 degrees 22 minutes 47 seconds, an angle of 66 degrees 54 minutes 14 seconds to the right to chord for a chord distance of 62.68 feet; thence run along arc of said curve and along said right of way for a distance of 62.89 feet; thence run along a line tangent to said curve in a Southwesterly along said right of way direction for a distance of 86.41 feet to the point of commencement of a curve to the left, said curve having a radius of 430.00 feet, a central angle of 13 degrees 44 minutes 25 seconds, a chord distance of 102.87 feet; thence run along arc of said curve and along said right of way for a distance of 103.12 feet; thence turn a deflection angle of 70 degrees 38 minutes 14 seconds to the right from chord and run in a Northwesterly direction for a distance of 148.70 feet; thence turn a deflection angle of 33 degrees 04 minutes 32 seconds to the left and run in a Northwesterly direction for a distance of 69.78 feet to the POINT OF BEGINNING. Said parcel contains 77,433 square feet or 1.78 acres more or less.

#### PARCEL 7

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:

Commence at the Northeast corner of said section 27; thence run in a Westerly direction along the North line for a distance of 1438.65 feet; thence turn a deflection angle of 88 degrees 10 minutes 58 seconds to the left and run in a Southerly direction for a distance of 1400.74 feet; thence turn a deflection angle of 47 degrees 38 minutes 25 seconds to the right and run in a Southwesterly direction for a distance of 1180.00 feet; thence turn a deflection angle of 50 degrees 26 minutes 45 seconds to the left and run in a Southerly direction for a distance of 477.97 feet; thence turn a deflection angle of 08 degrees 14 minutes 56 seconds to the right and run in a Southwesterly direction for a distance of 210.49 feet to a point on the Northernmost right of way of Old U.S. Highway 280 and a point on a curve to the right, said curve having a radius of 2023.88 feet, a central angle of 04 degrees 03 minutes 21 seconds, a deflection angle of 85 degrees 26 minutes 32 seconds to the left to chord for a chord distance of 143.23 feet; thence run

along arc of said curve and along said right of way for a distance of 143.26 feet; thence turn a deflection angle of 02 degrees 16 minutes 34 seconds to the right from chord and run in a Southeasterly direction along said right of way for a distance of 224.58 feet to the POINT OF BEGINNING and the point of commencement of a non-tangent curve to the right, said curve also being on the Southeasterly right of way of Chesser Plantation Lane, said curve having a radius of 370.00 feet, a central angle of 54 degrees 12 minutes 34 seconds, a deflection angle of 52 degrees 21 minutes 39 seconds to the left to chord for a chord distance of 337.16 feet; thence run along arc of said curve and along said right of way for a distance of 350.07 feet; thence turn a deflection angle of 27 degrees 06 minutes 17 seconds to the right from chord and run in a Northeasterly direction along said right of way for a distance of 86.41 feet to the point of commencement of a curve to the left, said curve having a radius of 280.00 feet, a central angle of 09 degrees 11 minutes 49 seconds, a chord distance of 44.90 feet; thence run along arc of said curve for a distance of 44.95 feet; thence turn a deflection angle of 109 degrees 25 minutes 16 seconds to the right from chord and run in a Southerly direction for a distance of 34.89 feet to the point of commencement of a non-tangent curve to the left, said curve having a radius of 222.32 feet, a central angle of 54 degrees 56 minutes 17 seconds, a deflection angle of 73 degrees 54 minutes 05 seconds to the right to chord for a chord distance of 205.10 feet; thence run along arc of said curve for a distance of 213.17 feet; thence turn a deflection angle of 63 degrees 29 minutes 49 seconds to the left from chord and run in a Southwesterly direction for a distance of 200.27 feet; thence turn a deflection angle of 90 degrees 01 minutes 46 seconds to the right and run in a Northwesterly direction for a distance of 145.91 feet to the POINT OF BEGINNING. Said parcel contains 24,610 square feet or 0.56 acres more or less.