

THIS INSTRUMENT PREPARED BY:  
BOARDMAN, CARR, WEED & HUTCHESON, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:  
**THE CITY OF CHELSEA**  
**P. O. BOX 111**  
**CHELSEA, ALABAMA 35043**

STATE OF ALABAMA )

GENERAL WARRANTY DEED

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION, this day in hand paid to the undersigned GRANTOR, **Bolivar Creek, LLC, a limited liability company**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **The City of Chelsea**, (hereinafter referred to as GRANTEE), its heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

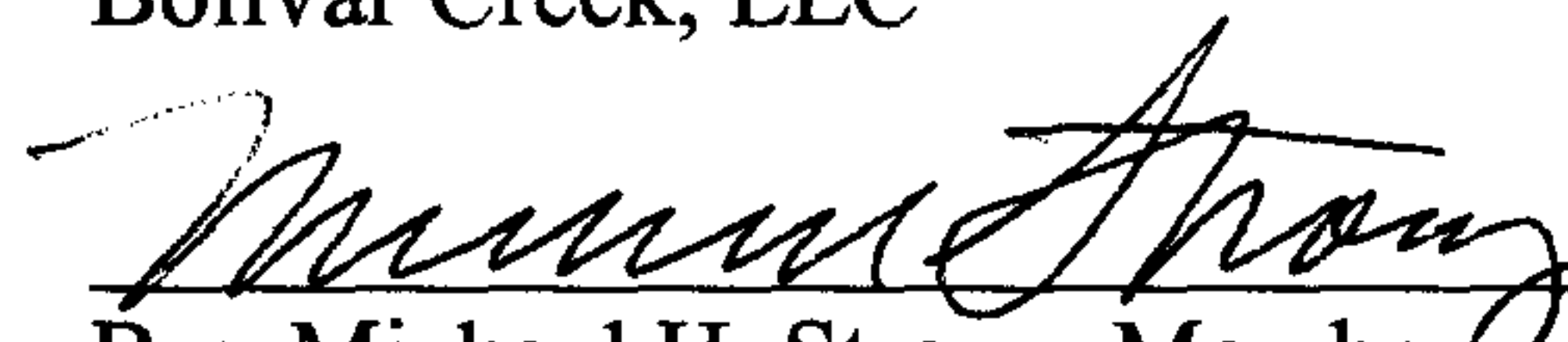
**NOTE: THE PREPARER HAS NOT RESEARCHED THE TITLE TO SUBJECT PROPERTY.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seal this the 31 day of December, 2003.

Bolivar Creek, LLC

  
By: Michael H. Strong, Member

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael H. Strong, whose name as Member of Bolivar Creek, LLC, a 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 the Instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31 day of December, 2003.



NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES OCT. 23, 2005

## EXHIBIT A

Commence at the NE Corner of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 17, Township 20 South, Range 1 West; Thence South 88 deg 08 min 12 West, a distance of 301.17 feet to the POINT OF BEGINNING; thence continue westerly along last described course, a distance of 182.76 feet to the East right of way line of Shelby County Highway #69 (80 feet ROW); thence South 26 deg 13 min 14 sec East and along said right of way, a distance of 292.02 feet; thence North 63 deg 54 min 34 sec East and leaving said right of way, a distance of 166.00 feet; thence North 26 deg 05 min 26 sec West, a distance of 217.03 feet to the POINT OF BEGINNING.

The property is part of Parcel ID. 58-15-04-000-007-002.000 and is further described with the above metes and bounds.

Containing 0.97 acres, more or less.

December 31, 2003

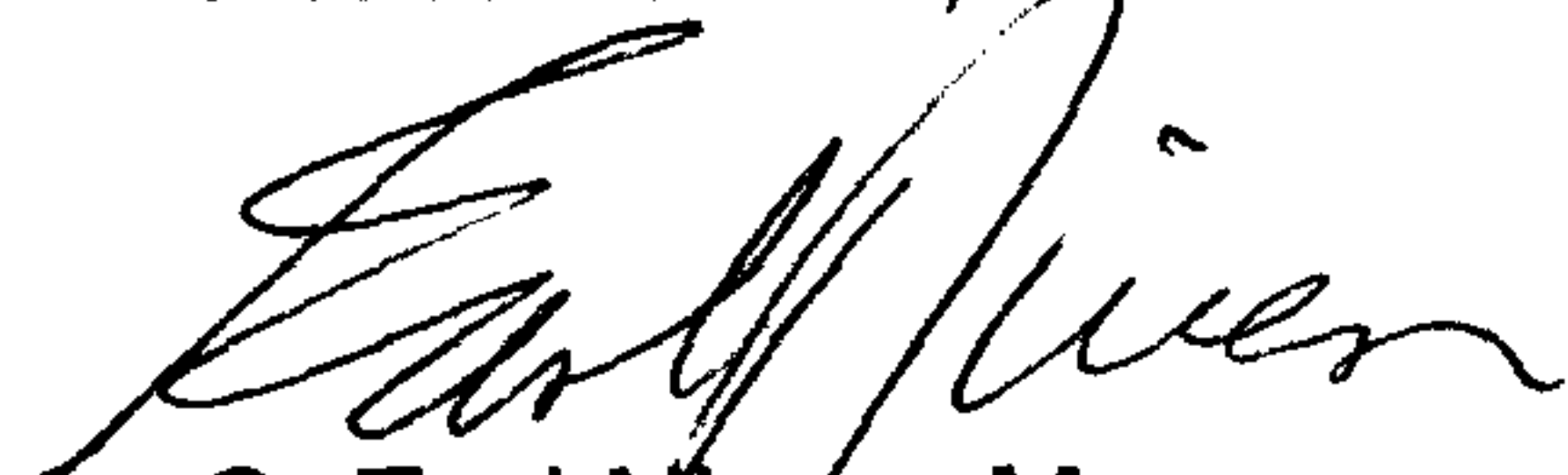
**Addendum to General Warranty Deed**

Parcel Number 15-4-17-0-000-002.000

The ownership of the parcel of land, donated to the City of Chelsea for the purposes of Fire Station Number 32, shall be returned to Bolivar Creek, LLC should the use of the land and structure cease to be for Fire and Rescue services.



Michael H. Strong, Member  
Bolivar Creek, LLC



S. Earl Niven, Mayor  
City of Chelsea, Alabama