

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Chelsea Ridge Estates, LLC
2232 Cahaba Valley Drive
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Fifteen Thousand and 00/100 (\$15,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Charles E. Warren, and wife, Peggy S. Warren**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Chelsea Ridge Estates, LLC**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Subject To:

Ad valorem taxes for 2004 and subsequent years not yet due and payable until October 1, 2004. Existing covenants and restrictions, easements, building lines and limitations of record.

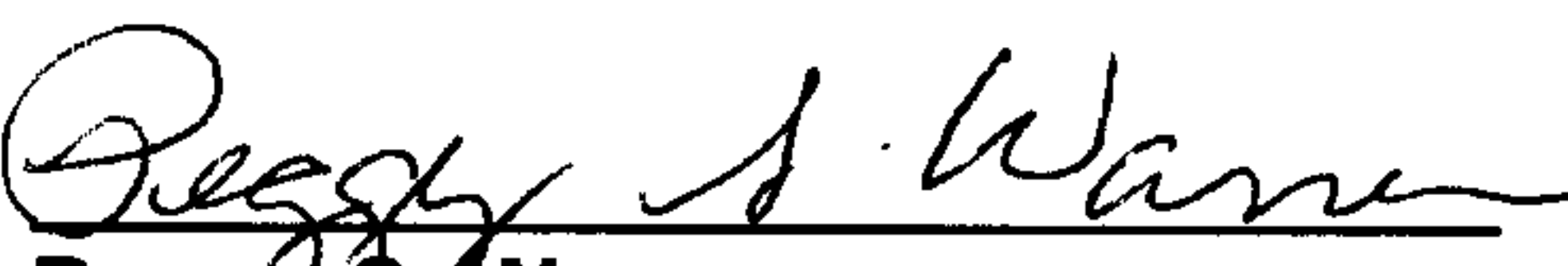
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

All of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **19th** day of **March, 2004**.


Charles E. Warren


Peggy S. Warren

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles E. Warren, and wife, Peggy S. Warren, 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 the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of March, 2004.


NOTARY PUBLIC
My Commission Expires: 4/29/06

EXHIBIT "A"

A parcel of land situated in the Northwest quarter of the Northwest quarter of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest quarter of the Northwest quarter of said Section 19; thence run North 02 degrees, 31 minutes, 29 seconds East along the East line of said quarter-quarter for a distance of 76.63 feet to the point of beginning; thence run North 37 degrees, 28 minutes, 05 seconds West for a distance of 133.10 feet to a point on a curve to the left, having a central angle 44 degrees, 11 minutes, 04 seconds, a radius of 245.00 feet and a chord bearing of North 59 degrees, 33 minutes, 37 seconds West; thence run in a Northwesterly direction along the arc of said curve for a distance of 188.94 feet to a point; thence run North 81 degrees, 39 minutes, 10 seconds West for a distance of 15.00 feet to a point on a curve to the left, having a central angle of 90 degrees, 00 minutes, 00 seconds, a radius of 25.00 feet and a chord bearing of South 53 degrees, 20 minutes, 50 seconds West; thence run in a Southwesterly direction along the arc of said curve for a distance of 39.27 feet to a point on the East right of way line of Shelby County Highway No. 49; thence run North 08 degrees, 20 minutes, 50 seconds East along said right of way line for a distance of 110.00 feet to a point on a curve to the left, having a central angle of 90 degrees, 00 minutes, 00 seconds, a radius of 25.00 feet and a chord bearing of South 36 degrees, 39 minutes, 10 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 39.27 feet to a point; thence run South 81 degrees, 39 minutes, 10 seconds East for a distance of 15.00 feet to a point on a curve to the right, having a central angle of 44 degrees, 11 minutes, 04 seconds and a radius of 305.00 feet and a chord bearing of South 59 degrees, 33 minutes, 37 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 235.21 feet to a point; thence run South 37 degrees, 28 minutes, 05 seconds East for a distance of 61.58 feet to a point on the East line of said quarter-quarter; thence run South 02 degrees, 31 minutes, 29 seconds West along the East line of said quarter-quarter for a distance of 93.36.

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Shelby Cnty Judge of Probate, AL
03/26/2004 11:29:00 FILED/CERTIFIED