

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 )  
 : **GENERAL WARRANTY DEED**  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Four Hundred Ninety-One Thousand Three Hundred Ninety-One and 25/100 (\$491,391.25)**, and other good and valuable consideration, this day in hand paid to the undersigned **L. Douglas Joseph, a married man and Martha B. Ferguson, an unmarried woman**, (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**

**Mineral and mining rights excepted.**

Subject To:

- 1) Ad valorem taxes for 2004 and subsequent years not yet due and payable until October 1, 2004.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Mineral and mining rights not owned or retained by Grantor.
- 4) Easement recorded in Inst. No. 2001-35919. (NW/NE 19-20-1E)
- 5) 100 feet right of way of Alabama Power Company set forth in survey made by Surveying Solutions, Inc., dated October 29, 2003.

The above described property does not constitute the homestead of L. Douglas Joseph nor his spouse.

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

Grantors, for themselves, their heirs, personal representatives, successors and assigns, hereby reserve unto themselves their successors and assigns the following easement:

A non-exclusive 60 foot wide temporary easement for ingress-egress and utilities to be situated within the property conveyed herein following the approximate location of a road to be constructed by Grantee, its successors or assigns, according to the Master Plan of Chelsea Ridge Estates, as shown on the attached Exhibit "B". Said easement shall be constructed by Grantee, its successors or assigns, in accordance with Shelby County specifications so as to be dedicated to the county for maintenance. The easement with available utilities shall be stubbed out to the Grantor's remaining properties at the three (3) approximate locations as shown on the Master Plan of Chelsea Ridge Estates. The three (3) locations connecting to Grantor's remaining property shall extend from and along the easement reserved herein from Shelby County Road 49 to two (2) connecting points intersecting with Grantor's remaining property at one point along the western boundary and at one point along the northern boundary and the third connecting with an existing sixty (60') foot wide easement recorded in Instrument #2001-35919 which connects to Shelby County Road 109. The exact location of the easement and stub locations shall be approved in writing by the Grantor, such approval not to be unreasonably withheld

Grantors reserves the right to access for ingress-egress to their remaining property until the roughed in road through the subject property is installed. Said roughed in road shall be installed by Grantee no later than September 19, 2004, unless extended in writing by the parties hereto. Grantee agrees to install final road to county specifications no later than June 30, 2006, unless extended in writing by the parties hereto.

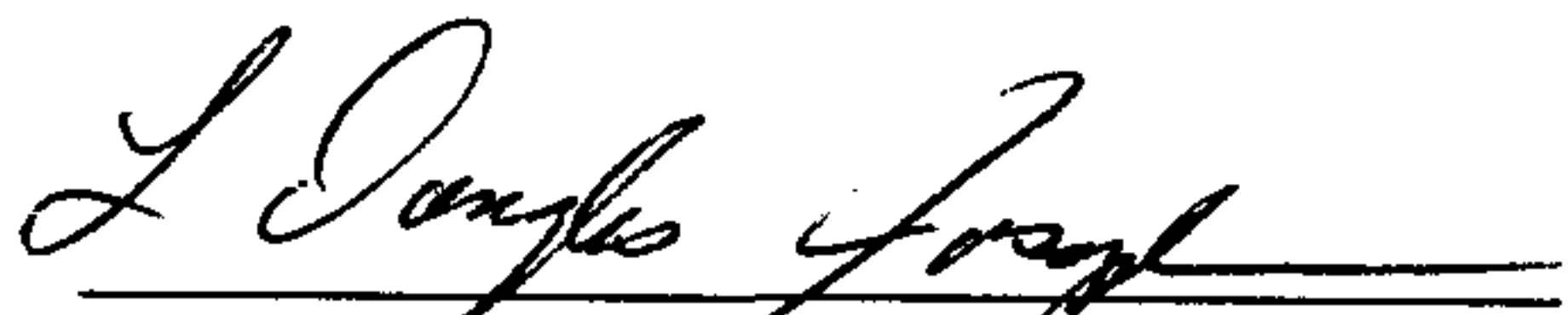
Grantor at Grantor's expense shall be permitted to connect all available utilities which shall be brought by Grantee to Grantor's remaining property lines in the three (3) approximate locations shown on the Master Plan attached as Exhibit "B". This easement shall terminate upon the dedication and acceptance for maintenance by Shelby County as a public road.

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.



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**.

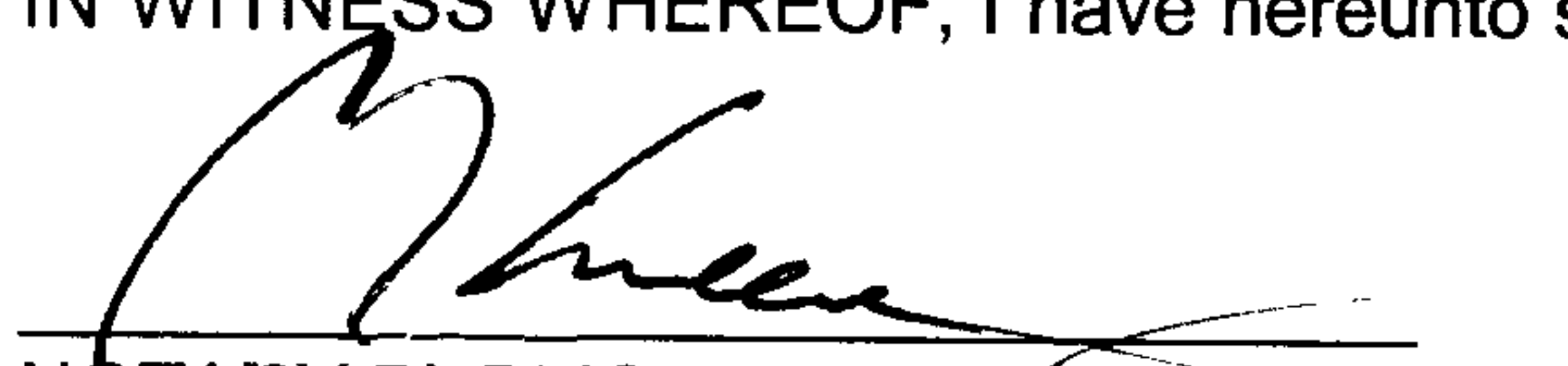
  
L. Douglas Joseph

  
Martha B. Ferguson

STATE OF ALABAMA                     )  
  :  
COUNTY OF JEFFERSON             )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that L. Douglas Joseph, a married man Martha B. Ferguson , 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.

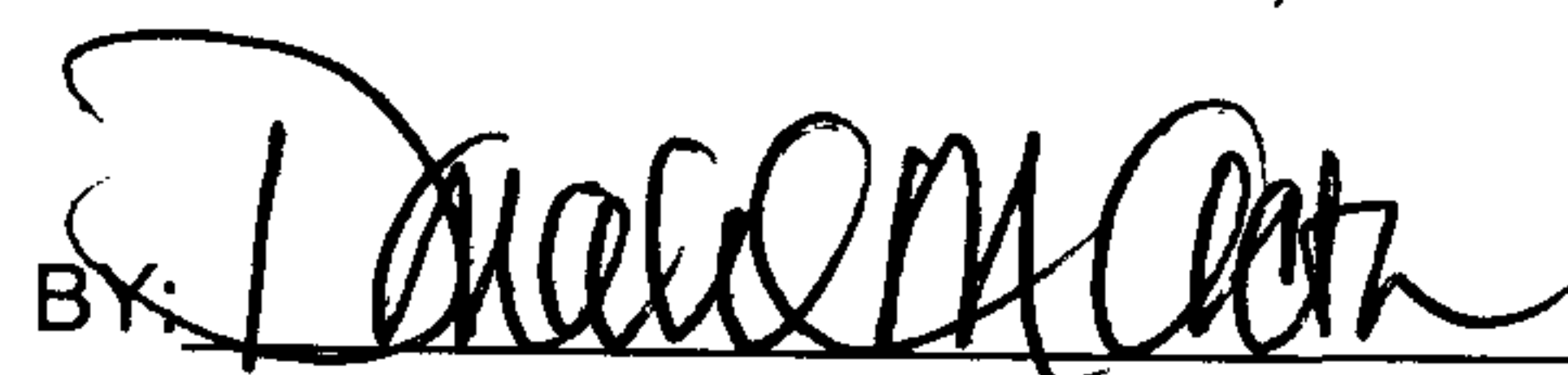
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of March, 2004.

  
NOTARY PUBLIC  
My Commission Expires: 6-5-2007

This instrument is executed as required by the Articles of organization and operational agreement of said LLC and same have not been modified or amended.

The Grantee executes this deed only to acknowledge and accept all covenants and restrictions contained hereinabove and Grantee, its successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.

CHELSEA RIDGE ESTATES, LLC

BY:   
Donald M. Acton  
ITS Managing Member

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donald M. Acton, whose name as Managing Member of CHELSEA RIDGE ESTATES, 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 the conveyance, he as such officer 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.

Given under my hand and official seal this 19th day of March, 2004.

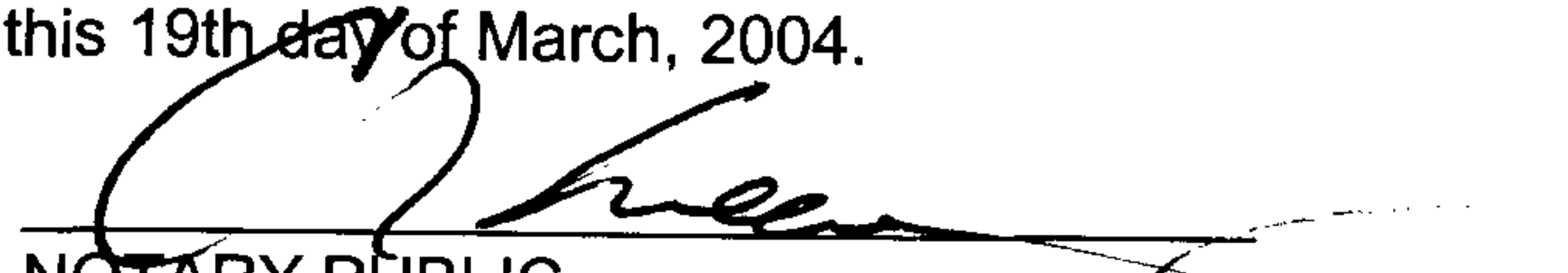
  
NOTARY PUBLIC  
My Commission expires: 6-5-2007



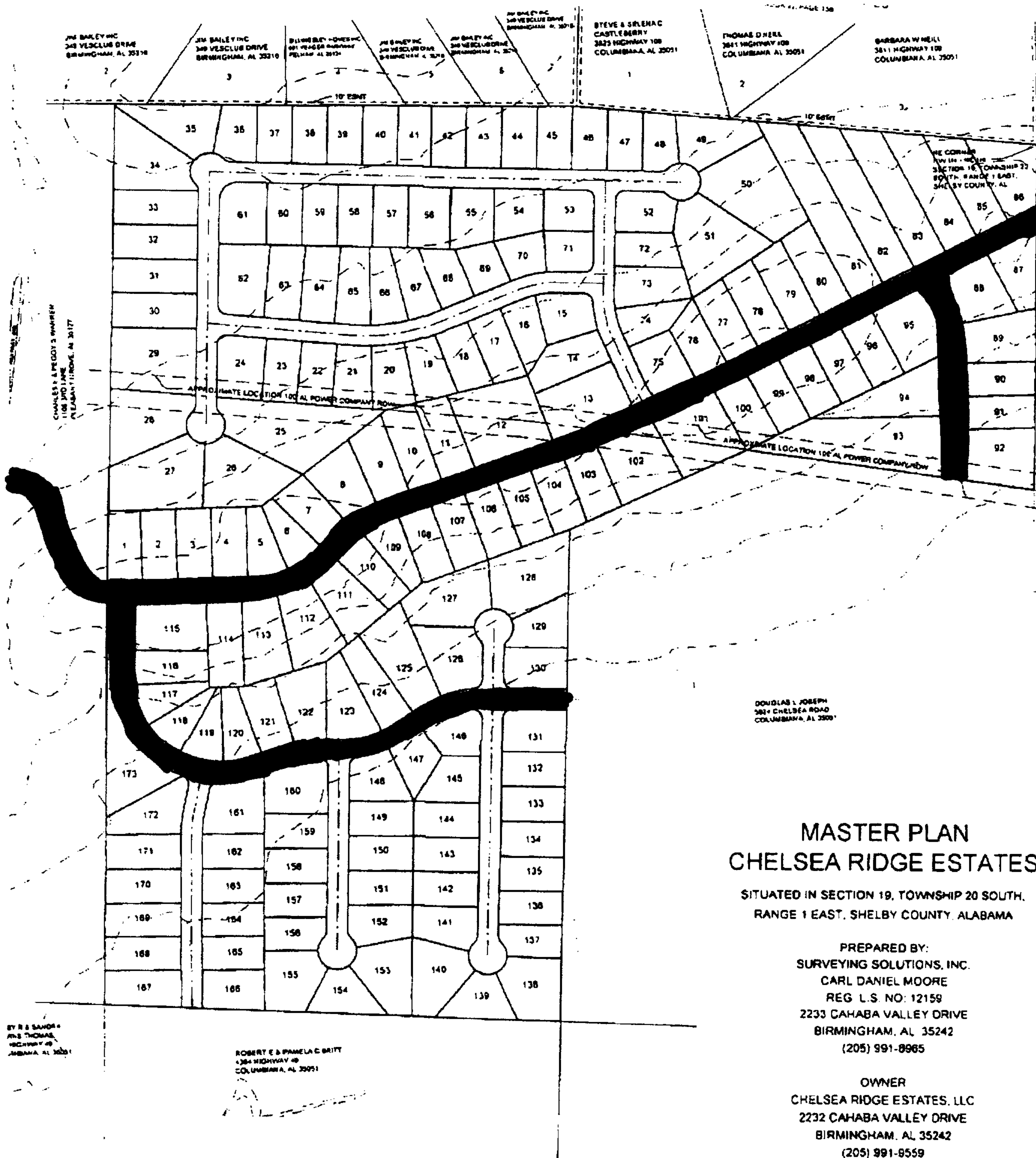
Exhibit "A"

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

Begin at 1 ½ inch pipe found locally accepted to be the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 19; thence run South 02 degrees, 33 minutes, 36 seconds West along the East line of said quarter-quarter Section for a distance of 1,017.25 feet to a point on the centerline of an Alabama Power right of way; thence run North 79 degrees, 48 minutes, 31 seconds West along the centerline of said Alabama Power right of way for a distance of 812.28 feet to a point; thence run South 66 degrees, 54 minutes, 24 seconds West for a distance of 568.15 feet to a point on the East line of the Northwest quarter of said Section 19; thence run South 03 degrees, 00 minutes, 34 seconds West along said East line for a distance of 1,429.89 feet to a 1 inch bar found at the Southeast corner of the Southeast quarter of the Northwest quarter of said Section 19; thence run North 85 degrees, 54 minutes, 37 seconds West along the South line of said quarter-quarter Section for a distance of 1,290.79 feet to a rebar found locally accepted to be the Southwest corner of said quarter-quarter Section; thence run North 02 degrees, 22 minutes, 37 seconds East along the West line of said quarter-quarter Section for a distance of 1,246.33 feet to a rebar found at the Southwest corner of the Northeast quarter of the Northwest quarter of said Section 19; thence run North 02 degrees, 31 minutes, 29 seconds East along the West line of said quarter-quarter Section for a distance of 1,398.09 feet to an iron pin found locally accepted to be the Northwest corner of said quarter-quarter Section; thence run South 87 degrees, 52 minutes, 50 seconds East along the North line of said quarter-quarter Section for a distance of 1,316.30 feet to a pine heart found locally accepted to be the Northwest corner of the Northwest quarter of the Northeast quarter of said Section 19; thence run South 82 degrees, 54 minutes, 01 seconds East along the North line of said quarter-quarter Section for a distance of 1,311.47 feet to the point of beginning; said parcel containing 111.221 acres, more or less.

09 DMA  
MBF

# EXHIBIT "B"

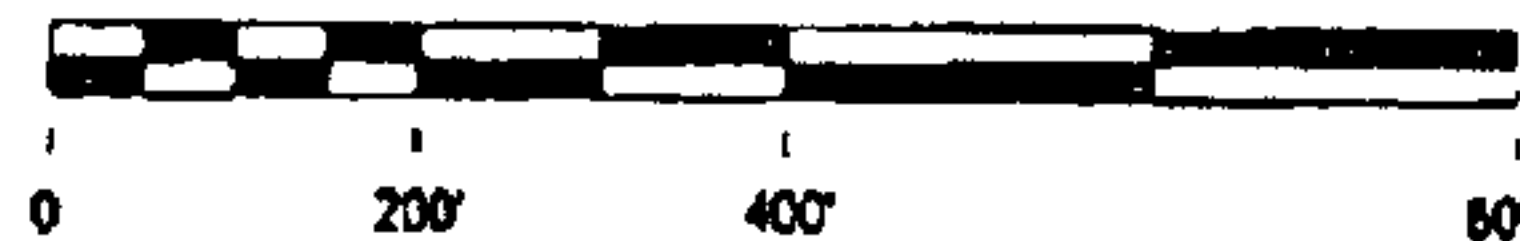


## MASTER PLAN CHELSEA RIDGE ESTATES

SITUATED IN SECTION 19, TOWNSHIP 20 SOUTH,  
RANGE 1 EAST, SHELBY COUNTY, ALABAMA

PREPARED BY:  
SURVEYING SOLUTIONS, INC.  
CARL DANIEL MOORE  
REG. L.S. NO: 12159  
2233 CAHABA VALLEY DRIVE  
BIRMINGHAM, AL 35242  
(205) 991-8965

OWNER  
CHELSEA RIDGE ESTATES, LLC  
2232 CAHABA VALLEY DRIVE  
BIRMINGHAM, AL 35242  
(205) 991-8559



GRAPHIC SCALE

SCALE: 1" = 200'

DATE: OCTOBER 29, 2003

SHELBY COUNTY JURISDICTION

*of DNA  
mb7*

EXHIBIT "B" continued

20040326000156050 Pg 5/5 24.00  
Shelby Cnty Judge of Probate, AL  
03/26/2004 11:29:00 FILED/CERTIFIED

SITE DISTANCE  
720' LOOKING NORTH  
765' LOOKING SOUTH

EXISTING 6" PVC WATER LINE

BETHEL CHURCH ROAD

(SHELBY COUNTY HIGHWAY #49)

80' ROW

21'

PARCEL II

27,233± SQ. FT.

16-4-19-0-000-007.000  
CHARLES E & PEGGY S WARREN  
1108 3RD LANE  
PLEASANT GROVE, AL 35127

09  
DMA  
MSF