

SHELBY COUNTY
STATE OF ALABAMA

Send tax notice to:
Chelsea Preserve, L.P.
2700 Highway 280, Suite 325
Birmingham, Alabama 35223



20040607000301600 Pg 1/5 5,378.00
Shelby Cnty Judge of Probate, AL
06/07/2004 08:32:00 FILED/CERTIFIED

SPECIAL (STATUTORY) WARRANTY DEED
R.E. No. CB1138, 1139, 1140 (pt)

THIS INDENTURE, made this 2 day of June, 2004, between **CAHABA FORESTS, LLC**, a Delaware limited liability company, having a usual place of business c/o Cahaba Forest Management, Inc., 3891 Klein Road, Harpersville, Alabama 35078 (Grantor), and **CHELSEA PRESERVE, L.P.**, a Delaware limited partnership, having a place of business at 2700 Highway 280, Suite 325, Birmingham, Alabama 35223 (Grantee).

WITNESSETH, that the Grantor, for the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, to it paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following land and the standing timber thereon (Premises), situated in the County of Shelby, and State of Alabama, being more particularly described as follows; to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND
BY THIS REFERENCE MADE A PART HEREOF)

The Premises described hereunder are hereby conveyed "as is," by the tract and not by the acre, the acreage not being guaranteed by the Grantor, and are also conveyed subject to the rights of any tenants or lessees, any persons in possession; all outstanding mineral rights or reservations, oil, gas or mineral leases; water districts, water rights; restrictions or reservations; roadways, rights of way, easements; any contracts purporting to limit or regulate the use, occupancy or enjoyment of said Premises; and any matters which could be disclosed by an accurate, current survey or inspection of said Premises.

TO HAVE AND TO HOLD the above-described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns, forever.

Cahaba Title

IN WITNESS WHEREOF, the Grantor has executed the foregoing deed as of the day and year first-above written.

CAHABA FORESTS, LLC

By: Hancock Natural Resource Group, Inc., Its Manager

By _____

Its Courtland Washburn – Vice President

[Seal with HNRGI Seal]

ATTEST:

Celine Bernier (Assistant) Secretary

COMMONWEALTH OF MASSACHUSETTS)

) ss

COUNTY OF SUFFOLK)

I, Sandra L. Silbert, a Notary Public in and for said County and Commonwealth, hereby certify that Courtland Washburn, whose name as Vice President of Hancock Natural Resource Group on behalf of Cahaba Forest, LLC, is signed to the foregoing instrument and who is known to me (or satisfactorily proven), acknowledged before me on this day that, being informed of the contents of the instrument, s/he, as such officer and with full authority, executed the same voluntarily (on the day the same bears date) on behalf of such entities for and as the act of said entities.

Given under my hand and official seal on June 2, 2004.

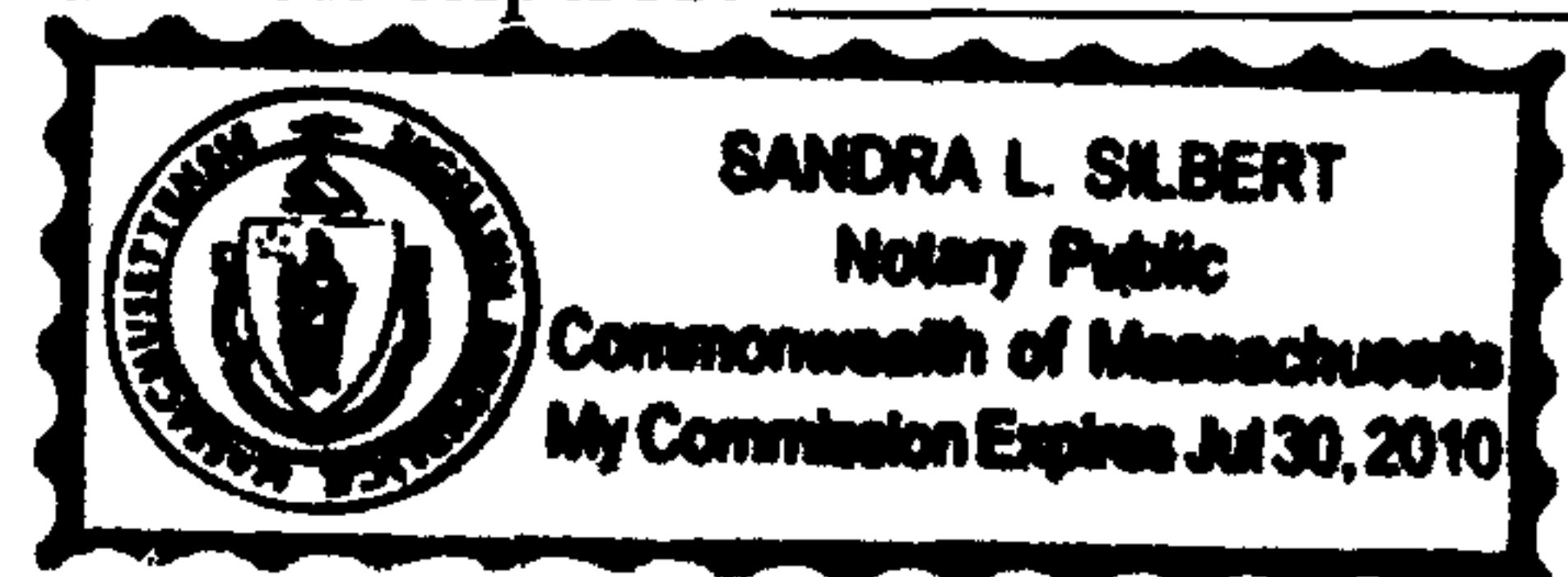
Sandra L. Silbert

Sandra L. Silbert Notary Public

My commission expires: _____

Prepared by:

Mr. Timothy D. Davis
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205



Note: Sections 18, 19, 20 and 30, Township 19 South, Range 1 East, Shelby County, Alabama

EXHIBIT "A"

Legal Description

Parcel A

Township 19 South, Range 1 East, Shelby County, Alabama

Section 18: The Entire Section, less the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ (NW $\frac{1}{4}$ of NE $\frac{1}{4}$).

Section 19: The Entire Section, less the West One-half of the Southwest Quarter (W $\frac{1}{2}$ of the SW $\frac{1}{4}$) and less the following three (3) parcels of land described as follows:

1) Beginning at the southwest corner of the Southeast Quarter of the Southwest Quarter of Section 19, run Easterly along the South boundary of said quarter-quarter for 1,127.03 feet; thence turn an angle of 65 deg. 40 min. to the left and run Northeasterly 203.68 feet; thence turn an angle of 90 deg. to the left and run 30 feet to the point of beginning; thence continue along the same course 75 feet; thence turn an angle of 90 deg. to the right and run Northeasterly 75 feet; thence turn an angle of 90 deg. to the right and run Southeasterly 75 feet; thence turn an angle of 90 deg. to the right and run Southwesterly 75 feet back to the point of beginning.

2) A thirty foot easement, ten feet on the left and twenty feet on the right center line described as follows: Commence at the Southwest corner of Section 19; thence run east along the South line of said Section a distance of 2,693.54 feet to the point of beginning of said easement; thence turn an angle of 68 deg. 13 min. 10 sec. to the left and run a distance of 227.51 feet; thence turn an angle of 07 deg. 47 min. 20 sec. to the right and run a distance of 221.83 feet; thence turn an angle of 20 deg. 35 min. 00 sec. to the left and run a distance of 200.10 feet; thence turn an angle of 27 deg. 13 min. 00 sec. to the right and run a distance of 91.88 feet; thence turn an angle of 15 deg. 36 min. 43 sec. to the right and run a distance of 137.44 feet; thence turn an angle of 18 deg. 33 min. 46 sec. to the left and run a distance of 277.92 feet; thence turn an angle of 06 deg. 00 min. 50 sec. to the left and run a distance of 103.52 feet; thence turn an angle of 20 deg. 25 min. 22 sec. to the left and run a distance of 138.51 feet; thence turn an angle of 09 deg. 55 min. 15 sec. to the left and run a distance of 98.16 feet; thence turn an angle of 20 deg. 42 min. 50 sec. to the right and run a distance of 326.88 feet; thence turn an angle of 28 deg. 33 min. 25 sec. to the left and run a distance of 177.97 feet; thence turn an angle of 27 deg. 52 min. 36 sec. to the right and run a distance of 89.87 feet; thence turn an angle of 15 deg. 30 min. 09 sec. to the right and run a distance of 215.25 feet; thence turn an angle of 30 deg. 25 min. 05 sec. to the right and run a distance of 116.00 feet; thence turn an angle of 21 deg. 28 min. 41 sec. to the left and run a distance of 53.18 feet; thence turn an angle of 45 deg. 31 min. 18 sec. to the left and run a distance of 91.28 feet; thence turn an

angle of 30 deg. 03 min. 11 sec. to the left and run a distance of 57.27 feet; thence turn an angle of 29 deg. 34 min. 32 sec. to the left and run a distance of 222.94 feet; thence turn an angle of 06 deg. 08 min. 03 sec. to the right and run a distance of 146.63 feet; thence turn an angle of 18 deg. 43 min. 44 sec. to the left and run a distance of 76.36 feet; thence turn an angle of 16 deg. 04 min. 17 sec. to the left and run a distance of 228.04 feet; thence turn an angle of 15 deg. 07 min. 51 sec. to the left and run a distance of 153.88 feet; thence turn an angle of 14 deg. 52 min. 35 sec. to the right and run a distance of 147.47 feet; thence turn an angle of 22 deg. 07 min. 58 sec. to the right and run a distance of 143.14 feet; thence turn an angle of 11 deg. 31 min. 10 sec. to the right and run a distance of 239.13 feet; thence turn an angle of 22 deg. 17 min. 20 sec. to the right and run a distance of 193.69 feet; thence turn an angle of 10 deg. 59 min. 43 sec. to the left and run a distance of 65.46 feet; thence turn an angle of 36 deg. 50 min. 37 sec. to the left and run a distance of 190.51 feet back to the point of beginning.

3) Commence at the Southwest corner of Section 19 and run along the South line of said Section a distance of 2693.54 feet to the point of beginning of said easement; thence turn an angle of 68 deg. 13 min. 10 sec. to the left and run a distance of 227.51 feet; thence turn an angle of 07 deg. 47 min. 20 sec. to the right and run a distance of 221.83 feet; thence turn an angle of 20 deg. 35 min. 00 sec. to the left and run a distance of 200.10 feet; thence turn an angle of 27 deg. 13 min. 00 sec. to the right and run a distance of 91.88 feet; thence turn an angle of 15 deg. 36 min. 43 sec. to the right and run a distance of 137.44 feet; thence turn an angle of 18 deg. 33 min. 46 sec. to the left and run a distance of 277.92 feet; thence turn an angle of 06 deg. 00 min. 50 sec. to the left and run a distance of 103.52 feet; thence turn an angle of 20 deg. 25 min. 22 sec. to the left and run a distance of 138.51 feet; thence turn an angle of 09 deg. 55 min. 15 sec. to the left and run a distance of 98.16 feet; thence turn an angle of 20 deg. 42 min. 50 sec. to the right and run a distance of 326.88 feet; thence turn an angle of 28 deg. 33 min. 25 sec. to the left and run a distance of 177.97 feet; thence turn an angle of 27 deg. 52 min. 36 sec. to the right and run a distance of 89.87 feet; thence turn an angle of 15 deg. 30 min. 09 sec. to the right and run a distance of 215.25 feet; thence turn an angle of 30 deg. 25 min. 05 sec. to the right and run a distance of 116.00 feet; thence turn an angle of 21 deg. 28 min. 41 sec. to the left and run a distance of 53.18 feet; thence turn an angle of 45 deg. 31 min. 18 sec. to the left and run a distance of 91.28 feet; thence turn an angle of 30 deg. 03 min. 11 sec. to the left and run a distance of 57.27 feet; thence turn an angle of 29 deg. 34 min. 32 sec. to the left and run a distance of 222.94 feet; thence turn an angle of 06 deg. 08 min. 03 sec. to the right and run a distance of 146.63 feet; thence turn an angle of 18 deg. 43 min. 44 sec. to the left and run a distance of 76.36 feet; thence turn an angle of 16 deg. 04 min. 17 sec. to the left and run a distance of 228.04 feet; thence turn an

angle of 15 deg. 07 min. 51 sec. to the left and run a distance of 153.88 feet; thence turn an angle of 14 deg. 52 min. 35 sec. to the right and run a distance of 147.47 feet; thence turn an angle of 22 deg. 07 min. 58 sec. to the right and run a distance of 143.14 feet; thence turn an angle of 11 deg. 31 min. 10 sec. to the right and run a distance of 239.13 feet; thence turn an angle of 22 deg. 17 min. 20 sec. to the right and run a distance of 193.69 feet; thence turn an angle of 10 deg. 59 min. 43 sec. to the left and run a distance of 65.46 feet; thence turn an angle of 36 deg. 50 min. 37 sec. to the left and run a distance of 90.51 feet to the point of beginning; thence continue in the same direction a distance of 100.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 100.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 100.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 100.00 feet back to the point of beginning.

Section 20: The Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ of SW $\frac{1}{4}$);

All that part of the North One-half of the Southwest Quarter of the Southwest Quarter (N $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$) lying West of the power line.

Section 30: A parcel of land in the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$) described as follows: Commence at the Northwest corner of said Section 30 and run East along the North line of said Section 1,917.55 feet to the point of beginning; thence continue along the last course for 198.13 feet; thence turn right 78 deg. 10 min. 34 sec. and run Southeast 85.00 feet to the point of intersection of a fence running East and West; thence turn right and run in a Westerly direction along the meandering of said fence a distance of 239.00 feet to a point; thence turn right and run in a Northeasterly direction a distance of 65.00 feet to the point of beginning.