


This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

VALUE: _____


20041015000571940 Pg 1/1 842.50
Shelby Cnty Judge of Probate, AL
10/15/2004 15:33:00 FILED/CERTIFIED

SEND TAX NOTICE 1.

Chelsea One, LLC

P. O. Box 520

Chelsea, Alabama 35043

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Thirty-one Thousand Two Hundred Fifty and No/100 Dollars (\$831,250.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Bolivar Creek, LLC**, an Alabama Limited Liability Company (herein referred to as Grantor), does hereby grant, bargain, sell, and convey unto **Chelsea One, LLC**, an Alabama Limited Liability Company (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the N ½ of Section 17, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 00° 56' 46" E, a distance of 211.15'; thence N 78° 15' 36" E, a distance of 1,399.27'; thence S 00° 05' 41" W, a distance of 425.08'; thence N 88° 16' 28" E, a distance of 782.03' to the westerly right-of-way of Shelby County Hwy 69; thence S 26° 15' 20" E along said right-of-way, a distance of 1,485.70'; thence S 88° 50' 28" W and leaving said right-of-way, a distance of 87.26'; thence S 87° 37' 23" W, a distance of 681.05'; thence continue westerly along said line, a distance of 2,043.16'; thence N 00° 06' 35" W, a distance of 1,352.86' to the POINT OF BEGINNING.

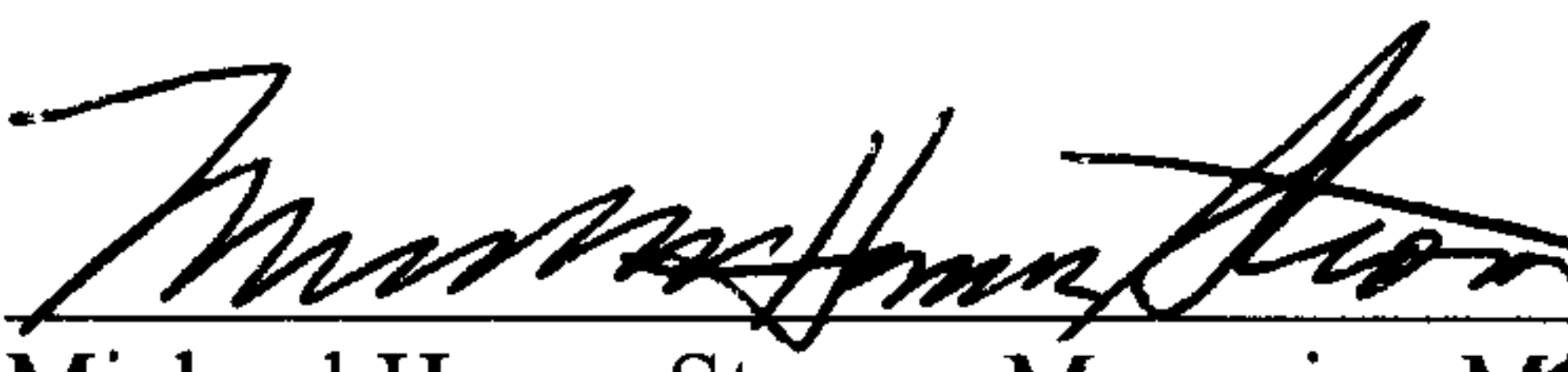
Containing 87.50 acres, more or less.

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

Said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this 26 day of May, 2004.

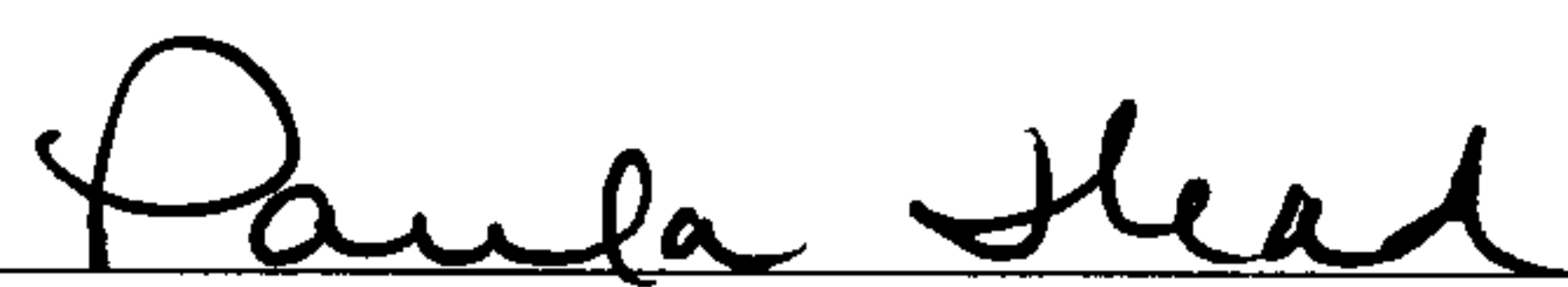
BOLIVAR CREEK, LLC,
an Alabama Limited Liability Company

By  (SEAL)
Michael Henry Strong, Managing Member

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Henry Strong, whose name as Managing Member of Bolivar Creek, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal, this the 26 day of May, 2004.


Notary Public