

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

Send Tax Notice To:
Chelsea Preserve, L.P.
2700 Highway 280 East, Suite 425
Birmingham, AL 35223

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Million Four Hundred Sixty Thousand Two Hundred Fifty and 00/100 (\$1,460,250.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **E. L. Stringfellow, Jr., an unmarried man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Chelsea Preserve, L.P., A Delaware Limited Partnership**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See the attached Exhibit "A".

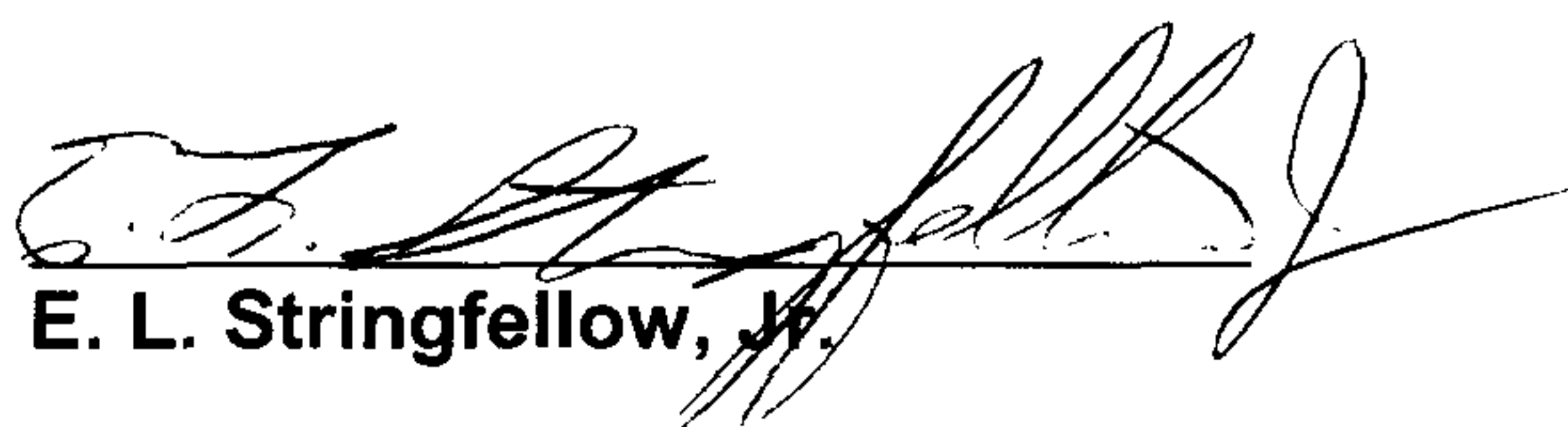
Subject To:
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

Subject to that drainage easements and road right of ways of old and new Highway 280 as depicted on that survey by Sam W. Hickey, PLS No. 4948 L.S. dated July 26, 2004.

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, his 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 is 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 his hand and seal this the **28th** day of **October, 2004**.

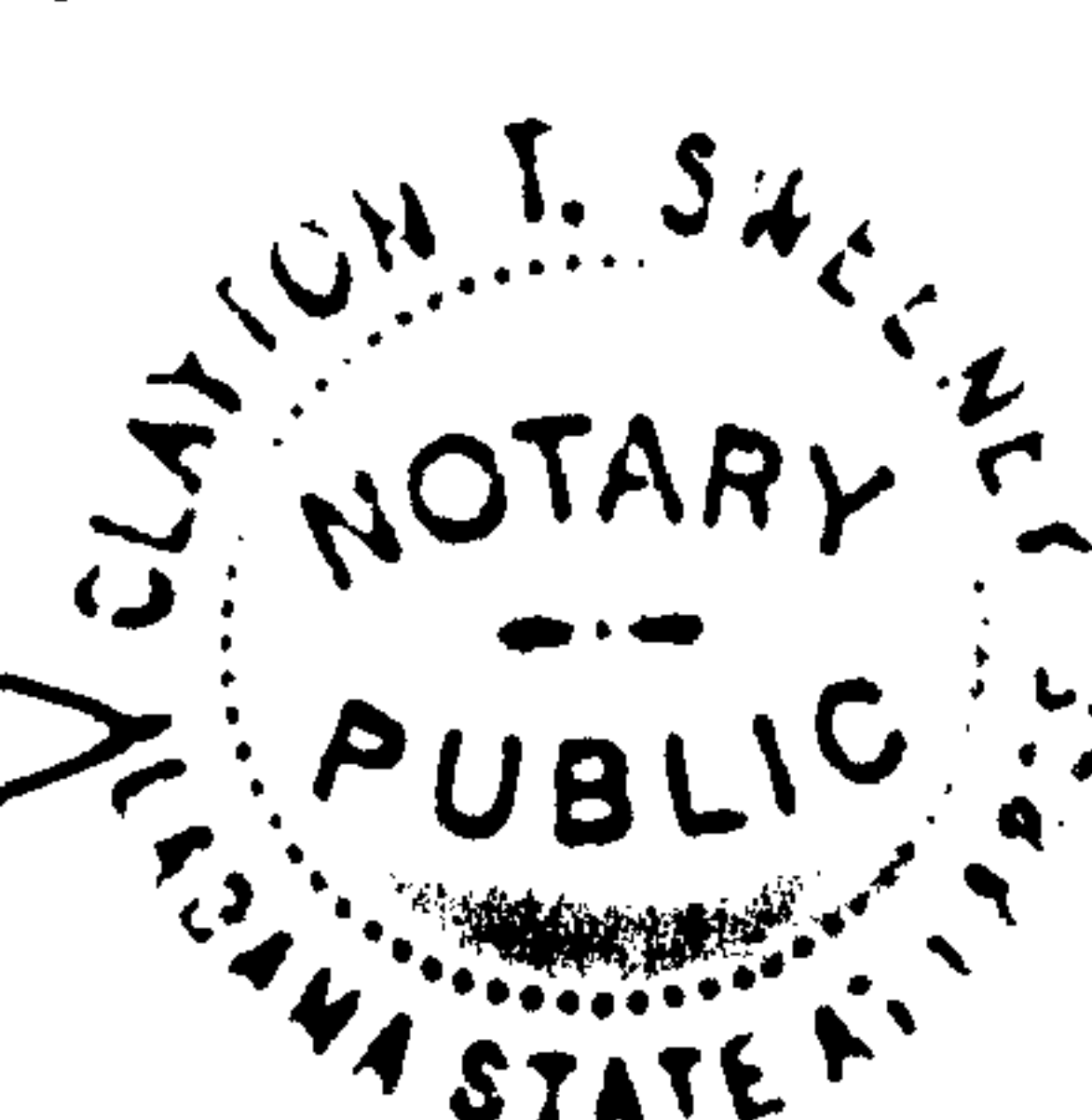

E. L. Stringfellow, Jr.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **E. L. Stringfellow, Jr., an unmarried man**, whose name 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of October, 2004.


NOTARY PUBLIC
My Commission Expires: **6-5-2007**



CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT A
LEGAL DESCRIPTION

20041103000606790 Pg 2/2 1,474.50
Shelby Cnty Judge of Probate, AL
11/03/2004 13:29:00 FILED/CERTIFIED

FROM A 6"X6" CONCRETE MONUMENT AT THE N.W. CORNER OF SECTION 30, T19S-R1E, RUN THENCE (TRUE) S 88°39'05"E ALONG THE NORTH BOUNDARY OF SAID SECTION 30 FOR A DISTANCE OF 1319.46 FEET TO A POINT THAT IS N 88°39'05"W 4003.45 FEET OF A 1/2" PIPE AT THE N.E. CORNER OF SAID SECTION 30; THENCE RUN S 00°17'32"E ALONG AN ACCEPTED SEGMENT OF THE WEST BOUNDARY OF THE NE1/4-NW1/4 OF SAID SECTION 30 FOR A DISTANCE OF 666.69 FEET TO A 1/2" REBAR ON THE NORTHERLY BOUNDARY OF SHELBY COUNTY ROAD #280 (80' R.O.W.); THENCE RUN S 00°19'34"E ALONG AN ACCEPTED SEGMENT OF THE WEST BOUNDARY OF SAID NE1/4-NW1/4 FOR A DISTANCE OF 80.75 FEET TO A 5/8" REBAR ON THE SOUTHERLY BOUNDARY OF AFOREMENTIONED SHELBY COUNTY ROAD #280, BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE RUN S 00°20'46"E ALONG AN ACCEPTED SEGMENT OF THE WEST BOUNDARY OF A FOREMENTIONED NE1/4-NW1/4 FOR A DISTANCE OF 419.52 FEET TO A 5/8" REBAR; THENCE CONTINUE S 00°20'46"E FOR A DISTANCE OF 154.25 FEET TO A 1" SOLID BAR, LOCALLY ACCEPTED AS THE N.W. CORNER OF THE SE1/4-NW1/4 OF SECTION 30, T19S-R1E; THENCE RUN S 00°20'11"E ALONG AN ACCEPTED SEGMENT OF THE WEST BOUNDARY OF SAID SE1/4-NW1/4 FOR A DISTANCE OF 136.60 FEET TO A 1/2" REBAR; THENCE RUN S 00°18'02"E ALONG AN ACCEPTED SEGMENT OF THE WEST BOUNDARY OF SAID SE1/4-NW1/4 FOR A DISTANCE OF 523.27 FEET TO AN AXLE; THENCE RUN S 03°11'31"E ALONG AN ACCEPTED SEGMENT OF THE WEST BOUNDARY OF SAID SE1/4-NW1/4 FOR A DISTANCE OF 661.06 FEET TO A 1/2" REBAR LOCALLY ACCEPTED AS THE N.W. CORNER OF THE NE1/4-SW1/4 OF SECTION 30, T19S-R1E; THENCE RUN S 03°11'31"E ALONG AN ACCEPTED SEGMENT OF THE WEST BOUNDARY OF SAID NE1/4-SW1/4 FOR A DISTANCE OF 111.17 FEET TO A 1/2" REBAR ON THE NORTHERLY BOUNDARY OF U.S. HIGHWAY #280 (300' R.O.W.), SAID POINT BEING ON A CURVE CONCAVE RIGHT, HAVING A DELTA ANGLE OF 05°16'20" AND TANGENTS OF 1056.91 FEET; THENCE RUN S 83°04'14"E FOR A CHORD DISTANCE OF 797.00 FEET TO A 1/2" REBAR AT THE P.T. ; THENCE RUN S 82°04'33"E ALONG SAID HIGHWAY BOUNDARY FOR A DISTANCE OF 223.93 FEET TO A 1/2" REBAR; THENCE RUN N 00°06'20"W ALONG AN ACCEPTED PROPERTY LINE FOR A DISTANCE OF 362.84 FEET TO A 5/8" SLICK PIN; THENCE RUN N 70°37'41"W ALONG AN ACCEPTED PROPERTY LINE FOR A DISTANCE OF 299.71 FEET TO A 5/8" SLICK PIN; THENCE RUN N 00°07'51"W ALONG AN ACCEPTED PROPERTY LINE FOR A DISTANCE OF 401.56 FEET TO A 1/2" REBAR; THENCE RUN N 70°37'31"W ALONG AN ACCEPTED PROPERTY LINE FOR A DISTANCE OF 209.53 FEET TO A 1/2" REBAR; THENCE RUN N 70°38'06"W ALONG AN ACCEPTED PROPERTY LINE FOR A DISTANCE OF 135.91 FEET TO A 1/2" PIPE; THENCE RUN N 00°10'06"E ALONG AN ACCEPTED PROPERTY LINE FOR A DISTANCE OF 630.37 FEET TO A 1/2" REBAR; THENCE RUN N 74°49'00"W ALONG AN ACCEPTED PROPERTY LINE FOR A DISTANCE OF 251.94 FEET TO A 1" SOLID BAR; THENCE RUN N 00°17'47"W ALONG AN ACCEPTED PROPERTY LINE FOR A DISTANCE OF 419.73 FEET TO A 1/2" REBAR ON THE SOUTHERLY BOUNDARY OF AFOREMENTIONED SHELBY COUNTY ROAD #280, SAID POINT BEING ON A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 14°43'03" AND TANGENTS OF 294.83 FEET; THENCE RUN N 79°45'25"W FOR A CHORD DISTANCE OF 209.94 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND, SITUATED IN THE E1/2-NW1/4 AND THE NW1/4-SW1/4 OF SECTION 30, T19S-R1E, SHELBY COUNTY, ALABAMA.

