


1,642,545.00 - CLK


20050114000024650 Pg 1/3 1,662.50
Shelby Cnty Judge of Probate, AL
01/14/2005 15:46:00 FILED/CERTIFIED

SHELBY COUNTY
STATE OF ALABAMA

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

SPECIAL (STATUTORY) WARRANTY DEED
R.E. No. CH CH01 (CB 1136 Part, 1137 Part, and 1140 Part)

THIS INDENTURE, made this **5th day of January, 2005**, between **CAHABA FORESTS, LLC**, a Delaware limited liability company, having a usual place of business c/o Hancock 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.

EXHIBIT "A"

Legal Description

From a 3/4" pipe at the N.W. corner of Section 20, T19S-R1E, being the point of beginning of herein described parcel of land, run thence (TRUE) S 89°11'06"E along the North boundary of said Section 20 for a distance of 5345.22 feet to a 3/4" pipe at the N.W. corner of Section 21, T19S-R1E; thence run S 89°05'44"E along the North boundary of said Section 21 for a distance of 1337.06 feet to a 1/2" rebar at the N.E. corner of the NW1/4-NW1/4 of said Section 21, said point is N 89°05'44"W 4011.15 feet of a 1.5" pipe at the N.E. corner of said Section 21; thence run S 00°00'04"W along the accepted East boundary of said NW1/4-NW1/4 for a distance of 1328.22 feet to a 5/8" rebar accepted as the S.E. corner of said NW1/4-NW1/4; thence run N 89°07'37"W along the accepted South boundary of said NW1/4-NW1/4 for a distance of 1335.07 feet to a nail in a rock pile accepted as the N.E. corner of the SE1/4-NE1/4 of aforementioned Section 20, T19S-R1E; thence run S 00°13'20"E along the accepted East boundary of said SE1/4-NE1/4 for a distance of 1317.24 feet to a 1/2" rebar accepted as the S.E. corner of said SE1/4-NE1/4; thence run N 88°16'38"W along the accepted South boundary of said SE1/4-NE1/4 for a distance of 1332.58 feet to a 3/4" pipe accepted as the S.E. corner of the SW1/4-NE1/4 of Section 20, T19S-R1E; thence run N 89°39'09"W along the accepted South boundary of said SW1/4-NE1/4 for a distance of 1329.79 feet to a 1/2" pipe accepted as the S.E. corner of the SE1/4-NW1/4 of Section 20, T19S-R1E; thence run N 89°21'53"W along the accepted South boundary of said SE1/4-NW1/4 for a distance 1373.70 feet to a 1/2" rebar at the true S.E. corner of the SW1/4-NW1/4 of Section 20, T19S-R1E; thence run N 89°06'14"W along the true South boundary of said SW1/4-NW1/4 for a distance of 1339.36 feet to a 1/2" rebar at the true S.W. corner of said SW1/4-NW1/4, said point being N 00°29'44"E 2638.02 feet of a 1/2" pipe at the S.W. corner of Section 20, T19S-R1E; thence run N 00°29'44"E along the West boundary of said Section 20 for a distance of 2638.02 feet to the point of beginning of herein described parcel of land, situated in the N1/2 of Section 20, T19S-R1E and the NW1/4-NW1/4 of Section 21, T19S-R1E, Shelby County, Alabama.

Being a portion of the premises conveyed to Grantor by deed, dated February 10, 2000, recorded in the Probate Office of Shelby County, Alabama as Instrument No. 2000-04451 and as corrected in corrective deed recorded in Instrument No. 2001-21744.