

The full consideration quoted above was paid from a mortgage
loan closed simultaneously herewith.



20050329000143000 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/29/2005 03:03:31PM FILED/CERT

LIMITED LIABILITY COMPANY WARRANTY DEED

LOT NUMBER 40

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF OTHER GOOD AND VALUABLE CONSIDERATIONS
AND THE SUM OF THIRTY ONE THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS
(\$31,500.00) TO THE UNDERSIGNED GRANTOR IN HAND PAID BY THE GRANTEE HEREIN,
THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, CHELSEA ONE, LLC, AN ALABAMA
LIMITED LIABILITY COMPANY, (HEREIN AFTER REFERRED TO AS GRANTOR), DOES
HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO The March Group LLC.
(HEREIN AFTER REFERRED TO AS GRANTEE), THE FOLLOWING DESCRIBED REAL ESTATE,
SITUATED IN THE TOWN OF CHELSEA AND COUNTY OF SHELBY AND STATE OF
ALABAMA, TO-WIT: LOT 40, ACCORDING TO THE FINAL PLAT LIME CREEK AT CHELSEA
PRESERVE SECTOR 2, AS RECORDED IN MAP BOOK 34, PAGE 51, IN THE PROBATE OFFICE
OF SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE IS HEREBY MADE SUBJECT TO RESTRICTIONS, EASEMENTS AND
RIGHTS OF WAY OF RECORD IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA,
AND EXHIBIT

"A" ATTACHED HERETO MADE PART OF THIS CONVEYANCE.

SEND TAX NOTICE TO:

The March Group LLC.
P.O. Box 373
Chelsea AL 35043

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND
APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING IN FEE SIMPLE.
AND SAID GRANTOR DOES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS COVENANTS
WITH THE SAID GRANTEE, HIS HEIRS AND ASSIGNS.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREUNTO SET ITS SIGNATURE ON THIS
THE 24th of February 2005.

CHELSEA ONE, LLC

Michael H. Strong, MEMBER

STATE OF ALABAMA)
SHELBY COUNTY)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID
STATE, HEREBY CERTIFY THAT A. Michael H. Strong AS MEMBER OF CHELSEA
ONE, LLC 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 DULY AUTHORIZED OFFICER EXECUTED THE SAME
VOLUNTARILY FOR AND AS THE ACT OF SAID COMPANY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 24th DAY OF February 2005



Sheena Griffin

NOTARY PUBLIC

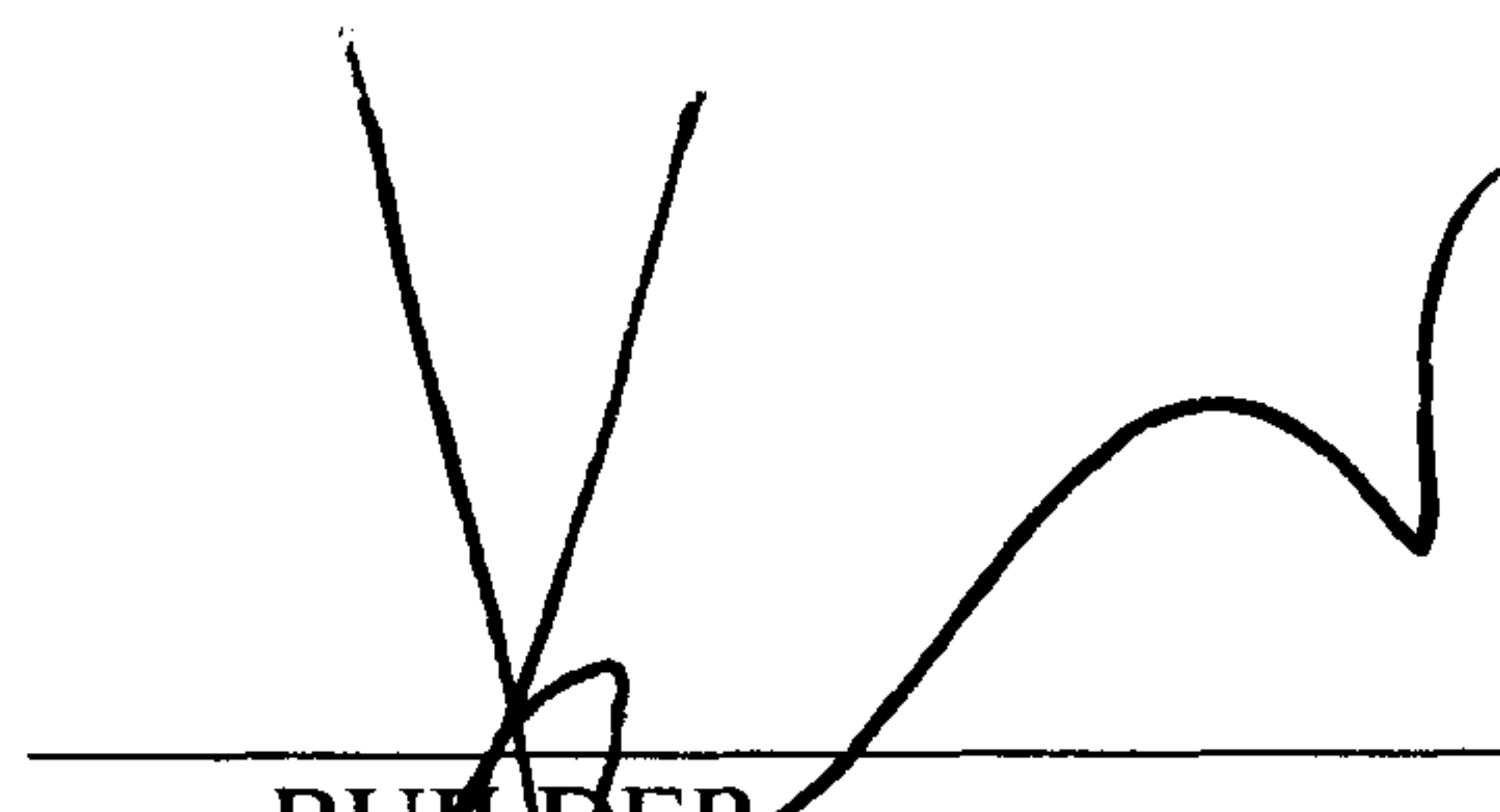
MY COMMISSION EXPIRES: My Commission Expires
04-12-2008

1st
American Bank

EXHIBIT "A"

- BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN / AROUND EACH BUILDING.
- BUILDER IS RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS IN EACH LOT.
- BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDER DRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
- BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.
- BUILDER SHALL COMPLY WITH ALL ADEM (ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT) REQUIREMENTS.
- THE BUILDER AGREES TO SETTLE ANY DISPUTE BETWEEN BUILDER AND CHELSEA ONE, LLC THROUGH ARBITRATION.
- THE BUILDER AGREES NOT TO OFFER FOR SALE ANY LOT OR ANY PARTIALLY COMPLETED STRUCTURE(S) TO ANY THIRD PARTY WITHOUT **RIGHT OF FIRST REFUSAL** FROM DEVELOPERS AT FAIR MARKET VALUE.
- POSSESSION AND TRANSFER OF OWNERSHIP WILL TAKE PLACE AT TIME PROPERTY PURCHASE PRICE IS PAID IN FULL IN U.S. CURRENCY AND TRANSFERRED FROM BUILDER TO DEVELOPER.
- BUILDER DOES UNDERSTAND THAT IT IS THE RESPONSIBILITY OF THE BUILDER AND NOT THE DEVELOPER FOR THE PAYMENT OF THE WATER TAP FEES ON EACH LOT PURCHASED.


WITNESS


BUILDER

2-25-05
DATE