20050523000248170 1/1 \$210.00 Shelby Cnty Judge of Probate, AL 05/23/2005 10:37:35AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, WEED & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS.
Chappell Development, Inc.
527 Alta Vista
Chelsea, Alabama 35043

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Ninety-Nine Thousand and 00/100 (\$199,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Scott M. Eden and Kristi Eden**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Chappell Development**, **Inc.**, a **corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 11, according to the Amended Survey of Chesser Plantation, Phase 1, Sector 1, as recorded in Map Book 31 page 21 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with the non exclusive easement to use the Common Areas as more particularly described in the Chesser Plantation Declaration of Covenants, Conditions and Restrictions, recorded as Instrument No. 2002-10755 (which, together with all amendments thereto is hereinafter collectively referred to as the "Declaration").

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

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, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' 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 GRANTORS have hereunto set their hands and seals this the 19th day of May, 2005.

Scott M/Eden

Kristi Eden

STATE OF ALABAMA (COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Scott M. Eden and Kristi Eden, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of May, 2005.

NOTARY PUBLIC

My Commission Expires:

Shelby County, AL 05/23/2005

State of Alabama

Deed Tax:\$199.00