

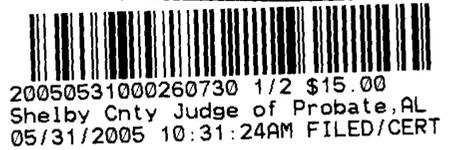
This instrument was prepared by

Send Tax Notice To: Stephen R. Hill
name

(Name) Larry L. Halcomb
3512 Old Montgomery Hwy, Ste. 219
(Address) Birmingham, AL 35209

640 Matador Drive
address
Chelsea, AL 35043

Warranty Deed



STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED NINETY ONE THOUSAND AND NO/100 (191,000.00) DOLLARS**

to the undersigned grantor, **Chelsea Farm Partnership, Ltd., An Alabama Limited Partnership**

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Stephen R. Hill**

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **Shelby County, Alabama** to-wit:

Lot 2, according to the Survey of Weygand-Hill Subdivision, as recorded in Map Book 35, page 16, in the Probate Office of Shelby County, Alabama.

Together with a 40 foot ingress and egress easement as shown on recorded map.

Minerals and mining rights excepted.

Subject to taxes for 2005.

Subject to items on attached Exhibit "A".

\$ 191,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its **General Partner, Laurence D. Weygand** who is authorized to execute this conveyance, hereto set its signature and seal,

this the 25th day of May, 2005.

ATTEST:

Chelsea Farm Partnership, Ltd., an Alabama Limited Partnership

By Laurence D. Weygand
Laurence D. Weygand, General Partner

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, **Larry L. Halcomb,**

a Notary Public in and for said County, in said State,

hereby certify that **Laurence D. Weygand**

whose name as **General Partner** of **Chelsea Farm Partnership, Ltd., an Alabama Limited Partnership** 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 officer and with full authority, executed the same voluntarily for and as the act of said **Limited Partnership**.

Given under my hand and official seal, this the 25th day of May, 2005.

My Commission Expires January 23, 2006

Larry L. Halcomb Notary Public



20050531000260730 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/31/2005 10:31:24AM FILED/CERT

EXHIBIT "A"

Right of way and easement agreement for Level 3, recorded in Instrument 1999/43556, in the Probate Office of Shelby County, Alabama.

Restrictions or Covenants recorded in Real 306, page 136, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Right of Way granted to Alabama Power Company by instrument recorded in Instrument 1992/268011, in the Probate Office of Shelby County, Alabama.

Right of Way for Plantation Pipeline recorded in Volume 254, page 515, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Real 299, page 365, in the Probate Office of Shelby County, Alabama.

Right of way for Colonial Pipeline, recorded in Real 224, page 477 and Real 283, page 716, in the Probate Office of Shelby County, Alabama.