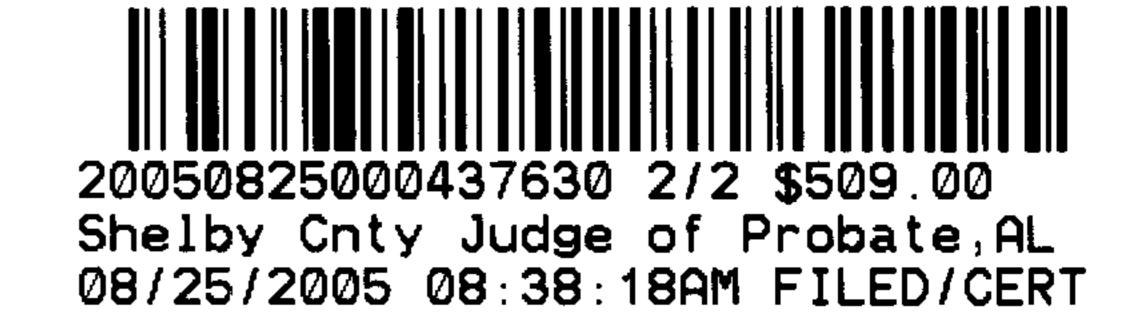


SEND TAX NOTICE TO: THIS INSTRUMENT PREPARED BY: CHEISEA COMMONS, LLC ATTN: GLENN PONDER 2800 GRENSTONE COMMERCIA BUND THOMAS L. FOSTER, ATTORNEY 1201 NORTH 19TH STREET BIRMINGHAM, AL 35234 CORPORATION FORM WARRANTY DEED BIRMINGHAM, AL 35242 KNOW ALL MEN BY THESE PRESENTS, STATE OF ALABAMA JEFFERSON COUNTY ) That in consideration of---Four Hundred Ninety Five Thousand and 00/100---(\$495,000.00) to the undersigned grantor First National Bank of Shelby County (formerly known as First\* a corporation (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 \*National Bank of Columbiana, Inc. Chelsea Commons, LLC (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in County, Alabama, to-wit: See attached Exhibit "A" for legal description. Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record. Subject to ad valorem taxes for the current tax year. 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 Sr. Vice-President, Craig Nelson who is authorized to execute this conveyance, hereto set its signature and seal, this the 15th August 2005. FIRST NATIONAL BANK OF SHELBY COUNTY Shelby County, AL 08/25/2005 State of Alabama Deed Tax: \$495.00 Craié Nelson. Vice-President STATE OF ALABAMA ) COUNTY OF JEFFERSON ) I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Craix whose name as Sr. Vice-President of First National Bank of Shelby County Craig Nelson corporation, 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 corporation. 15th Given under my hand and official seal this day of 2005.





## EXHIBIT "A"

A parcel of land in the NW 1/4 of the SE 1/4 of Section 27, Township 19 South, Range 1 West, being more

particularly described as follows:

Commencing at the Southwest corner of the NW 1/4 of the SE 1/4 of said Section 27; thence North 00 degrees 44 minutes 08 seconds west along the West line of said Sixteenth Section, a distance of 489.86 feet to a point; thence North 79 degrees 04 minutes 03 seconds East along the South right of way of U.S. Highway 280, a distance of 151,30 feet to an iron found with a cap stamped R.Y.S. at the point of beginning; thence North 79 degrees 04 minutes 03 seconds East along said right of way a distance of 125.03 feet to an iron found with a cap stamped R.Y.S.; thence South 12 degrees 22 minutes 58 seconds east, a distance of 200,03 feet to a 1/2" rebar set with a cap stamped "S. Wheeler CA 0502"; thence South 79 degrees 03 minutes 10 seconds West a distance of 130.09 feet to a point; thence North 10 degrees 55 minutes 57 seconds West a distance of 200.00 feet to the point of beginning.

ALSO AN EASEMENT FOR INGRESS AND EGRESS, being more particularly described as follows: Commencing at the Southwest comer of the NW 1/4 of the SE 1/4 of said Section 27; thence North 00 degrees 44 minutes 08 seconds west, along the West line of said Sixteenth Section, a distance of 489.86 feet to a point; thence North 79 degrees 04 minutes 03 seconds East, along he South right of way of U.S. Highway 280, a distance of 276.33 feet to an Iron found with a cap stamped R.Y.S. at the point of beginning; thence North 79 degrees 01 minutes 19 seconds east, along said right of way a distance of 50.97 feet to a point; thence South 10 degrees 56 minutes 57 seconds East, a distance of 199.99 feet to a 1/2" rebar found with a cap stamped "L.D. Weygand"; thence South 79 degrees 03 minutes 03 seconds West a distance of 45.96 feet to a point; thence North 12 degrees 22 minutes 58 seconds West a distance of 200.03 feet to the point of beginning.

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being situated in Shelby County, Alabama.