20050825000437630 1/2 $509.00
Shelby Cnty Judge of Probate, AL
08/25/2005 08:38:18AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
THOMAS L. FOSTER, ATTORNEY
1201 NORTH 19TH STREET
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:
CHELSEA COMMONS, LLC
ATTN: GLENN PONDER
2800 GREYSTONE COMMERCIAL BLVD
SUITE 5A
BIRMINGHAM, AL 35242

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of---Four Hundred Ninety Five Thousand and 00/100---($495,000.00) DOLLARS 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 SHELBY 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 day of August, 2005.

FIRST NATIONAL BANK OF SHELBY COUNTY

Shelby County, AL 08/25/2005
State of Alabama

Deed Tax:$495.00

By: Craig Nelson, Sr. 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 Craig Nelson whose name as Sr. Vice- President of First National Bank of Shelby County, a 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.

Given under my hand and official seal this 15th day of August, 2005.

NOTARY PUBLIC

THOMAS L. FOSTER
NOTARY PUBLIC
ALABAMA STATE AT LARGE

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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 56 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 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 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.

being situated in Shelby County, Alabama.