THIS INSTRUMENT PREPARED BY:
CLAY R. CARR
BOARDMAN, CARR, WEED & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043
The preparer of this deed makes no certification as to title and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
Chelsea Development, LLC

P.O. Box 92 Westover, AL 35185

20050922000492890 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 09/22/2005 11:31:21AM FILED/CERT

STATE OF ALABAMA)
GENERA

GENERAL WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Fifty-Five Thousand and 00/100 (\$355,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Spratlin Construction Company, Inc.**, a corporation, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Chelsea Development, LLC**, a limited liability company, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, towit:

See Attached for Legal description

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

All of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Note: The preparer of this deed has not researched the title to subject property.

* A mortgage for \$650,000 is being filed simultaneously with the recording of this deed. 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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S successors, 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 GRANTOR, Spratlin Construction Company, Inc., a corporation, by and through its officer, has hereunto set its hand and seal this the <u>Josh</u> day of August, 2005.

Spratlin Construction Company, Inc., a corporation

By: William F. Spratlin

Its: President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William F. Spratlin, whose name as President of Spratlin Construction Company, Inc., a corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the

day of August, 2005.

MOTARY PUBLIC

AUCIA S. ARRINGTON

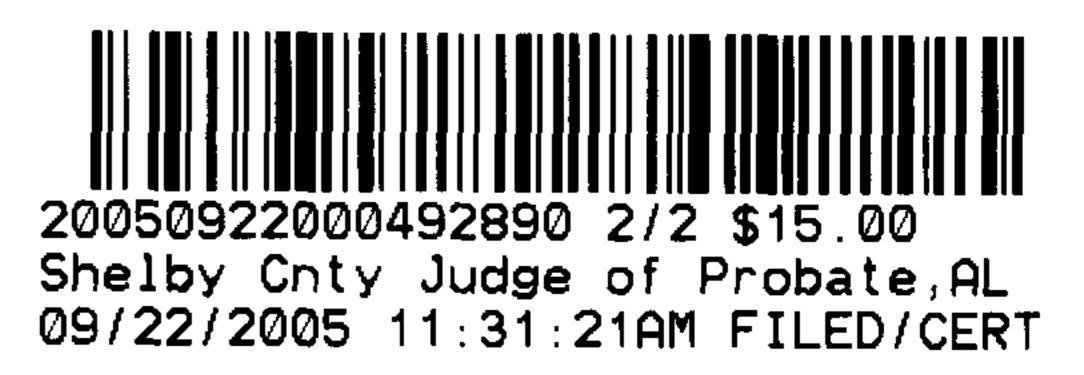
My Commission Expires: NOTARY PUBLIC

ALABAMA STATE AT LARGE

ALABAMA STATE AT LAHGE
MY COMMISSION EXPIRES
JUNE 15, 2009

喜欢通知的种类性的一种,这个特别的特别的特殊的人。

Exhibit A Legal Description



A parcel of land situated in Section 21, Township 20 South, Range 1 East, Shelby County, Alabama, all thar part of the Northwest 1/4 of the Northwest 1/4 lying East of Shelby County Road No. 55, less and except that part lying within Shelby County Road 109.

A parcel of land situated in Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Section 30: The South ½ of the Southwest 1/4 less and except the road right of way described as follows: Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4; thence North 90 deg. West for 150.17 feet the point of beginning, which is a point in a curve at Station 43+75.77 of the road Project No. SCP 59-189-91; to the point of beginning in a curve (CHD South 14 deg. 39 min. 40.6 sec East) traverse through the curve (R=3245.83 feet, delta=29 deg. 19 min. 21.1 sec. LT) to a PRC; thence through a curve (R=549.09 feet, delta=28 deg. 14 min. 32.4 sec., RT) to a PT; thence South 21 deg. 30 min. 51 sec. West for 56.34 feet; through a curve (R=415.00 feet, delta=21 deg. 32 min. 08 sec. LT) to a PT; thence South 0 deg. 01 min. 18 sec. East for 70.14 feet; through a curve (R=720.00 feet, delta=24 deg. 25 min. 11.9 sec. LT) to a PT; thence South 24 deg. 26 min. 30 sec. East for 120.40 feet through a curve (R=384.22 feet, delta=33 deg. 32 min. 20.4 sec. RT) to a point in the curve at Station 57+47.32 of a road project; thence North 90 deg. East for 151.74 feet to the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 30, said strip of land being in the said Southeast 1/4 of the Southwest 1/4 of Section 30.

Less and Except: A parcel of land situated in the south ½ of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 30; thence run in a Westerly direction along the North line of said 1/4 1/4 Section for a distance of 202.55 feet to the point of beginning; thence continue along stated course for a distance of 2,426.54 feet to a one inch open top iron found; thence turn an angle to the left of 92 deg. 07 min. 33 sec. and run in a Southerly direction along the West line of said Section 30 for a distance of 183.92 feet to a pine heart in rocks found; thence turn an angle to the left of 89 deg. 19 min. 59 sec. and run in an Easterly direction along a painted line a distance of 1331.23 feet to a pine heart in rocks found; thence turn an angle to the left of 05 deg. 08 min. 45 sec. and run in a Northeasterly direction along a painted line for a distance of 1089.03 feet t a point; thence turn an angle to the left of 67 deg. 00 min. 31 sec. and run in a Northeasterly direction for a distance of 25.37 feet to the point of beginning; and

Less and Except: All that part of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, lying East of Hughes Road; being situated in Shelby County, Alabama, as conveyed to Jenny Y. Spratlin under Instrument Number 2002-01775.

All being situated in Shelby County, Alabama.