This instrument prepared by: JOHN L. HARTMAN, III P. O. Box 846 Birmingham, AL 35201

Send Tax Notice To:

CHELSEA CORNERS, LLC c/o P. O. Box 846
Birmingham, AL 35201-0846

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

20051102000568830 1/3 \$18.00 Shelby Cnty Judge of Probate, AL 11/02/2005 08:11:35AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Million Two Hundred Sixty Thousand and no/100 (\$1,260,000.00) Dollars to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned Chelsea Commercial, LLC (formerly known as Eddleman-Thornton Investment Properties, LLC), an Alabama Manager managed limited liability company (herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto CHELSEA CORNERS, LLC (herein referred to as Grantee), the following described real estate along with all appurtenant easements and rights pertaining thereto, situated in Jefferson County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Easement(s)/Right(s) of Way granted Alabama Power Company recorded under Instrument Number 1997-02636; (3) Easement(s)/Right(s) of Way granted South Central Bell Telephone Company recorded in Deed Book 336, page 230 and Deed Book 320, page 931; (4) Easement(s)/Right(s) of Way granted to the State of Alabama recorded in Deed Book 296, page 785; Deed Book 284, page 359 and Deed Book 284, page 369; (5) Transmission Line Permits to Alabama Power Company as shown by instrument recorded in Deed Book 102, page 138; Deed Book 104, page 525 and Deed Book 127, page 317.

Grantor makes no warranties as to title to the mineral and mining rights, but if same have not already been conveyed, they are conveyed to grantee herein.

\$1,350,000 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD TO THE SAID GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal this the _____ day of November, 2005.

By:

CHELSEA COMMERCIAL, LLC

By its managers:

,

William L. Thornton, III, Månager

By: Eddleman Properties, LLC, Manager

Douglas D. Eddleman, Manager

v. Hellet Couleman

Billy D. Eddleman, Manager

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William L. Thornton, III, whose name as Manager of Chelsea Commercial, LLC, an Alabama limited liability company, 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 manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this _____ day of November, 2005.

My Commission Expires: 8/4/09

Notary Public

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman and Billy D. Eddleman, whose names as Managers of Eddleman Properties, LLC, an Alabama manager managed limited liability company, as manager of Chelsea Commercial, LLC, an Alabama limited liability company, 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 conveyance, they, as such managers and with full authority, executed the same voluntarily for and as the act of said limited liability company.

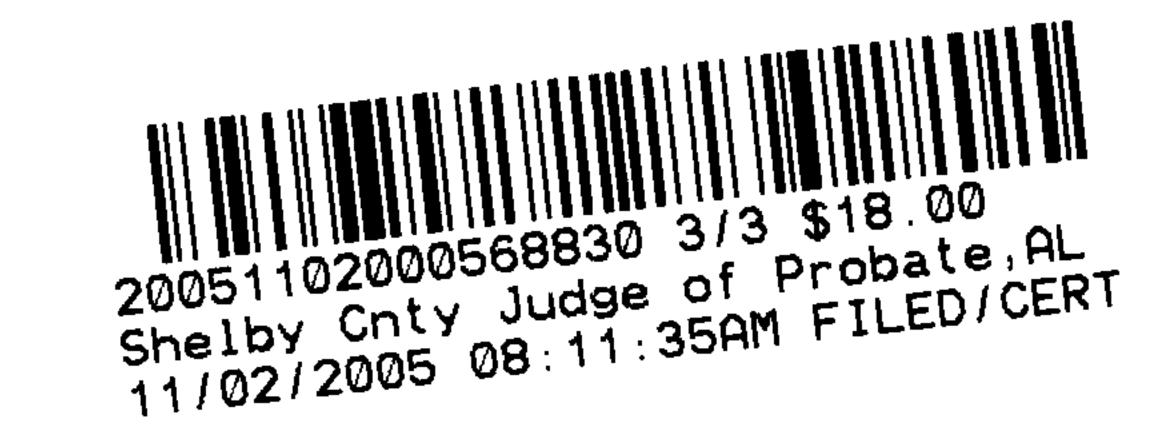
Given under my hand and official seal this _____ ST__ day of November, 2005.

My Commission Expires: 8/4/09

Notary Fublic

20051102000568830 2/3 \$18.00 Shelby Cnty Judge of Probate, AL 11/02/2005 08:11:35AM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION



PARCEL 1:

A parcel of land situated in the East one-half of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said Section 27; thence run in a Westerly direction along the North line for a distance of 1438.65 feet; thence turn a deflection angle of 88° 10' 58" to the left and run in a Southerly direction for a distance of 1400.74 feet; thence turn a deflection angle of 47° 38' 25" to the right and run in a Southwesterly direction for a distance of 1180.00 feet; thence turn a deflection angle of 50° 26' 45" to the left and run in a Southerly direction for a distance of 477.97 feet; thence turn a deflection angle of 08° 14' 56" to the right and run in a Southwesterly direction for a distance of 210.49 feet to a point on the Northernmost right of way of Old U.S. Highway 280 and a point on a curve to the right, said curve having a radius of 2023.88 feet, a central angle of 04° 03' 21", a deflection angle of 85° 26' 32" to the left to chord for a chord distance of 143.23 feet; thence run along arc of said curve and along said right of way for a distance of 143.26 feet; thence turn a deflection angle of 02° 16' 34" to the right from chord and run in a Southeasterly direction along said right of way for a distance of 224.58 feet to the POINT OF BEGINNING and the POINT OF COMMENCEMENT of a non-tangent curve to the right, said curve also being on the Southeasterly right of way of Chesser Plantation Lane, said curve having a radius of 370.00 feet, a central angle of 54° 12' 34", a deflection angle of 52° 21' 39" to the left to chord for a distance of 337.16 feet; thence run along arc of said curve and along said right of way for a distance of 350.07 feet; thence turn a deflection angle of 27° 06' 17" to the right from chord and run in a Northeasterly direction along said right of way for a distance of 86.41 feet to the point of commencement of a curve to the left, said curve having a radius of 280.00 feet, a central angle of 09° 11' 49", a chord distance of 44.90 feet; thence run along arc of said curve for a distance of 44.95 feet; thence turn a deflection angle of 109° 25' 16" to the right from chord and run in a Southerly direction for a distance of 34.89 feet; thence 78° 37' 46" left in a Southeasterly direction a distance of 50.00 feet to the P.C. of a curve to the left concave Northwesterly with a radius of 87.96 feet and a central angle of 64° 49' 09" measured (65° 11' 17" Description); thence run Easterly and Northeasterly along the arc of said curve a distance of 99.51 feet; thence continue Northeasterly tangent to said curve a distance of 89.15 feet (Measured) (89.12 Description) to the North line of the Northwest quarter of the Southeast quarter of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama; thence right 51° 04' 37" Measured (50° 56' 37" Description) Easterly along said North line 49.94 feet measured (49.88 feet Description) to the Northeast corner of the Northwest quarter of the Southeast quarter of Section 27, Township 19 South, Range 1 West Description); thence right 91° 46' 41" (Measured) Southerly along the quarter line (Description) 258.33 feet (Measured) (259.13 feet Description) to the Northwesterly right of way of U.S. Highway No. 280; thence right 66° 16' 40" (Measured) (66° 22' 18" Description) Southwesterly along said right of way 311.81 feet; thence right 34° 43' 40" Northwesterly along said right of way 195.02 feet; thence right 0° 01' 46" Northwesterly along the Northwesterly right of way line of Old U.S. Highway 280 as shown on Map Book 31 page 21-A in the Office of the Judge of Probate in Shelby County, Alabama 145.91 feet to the point of beginning.