

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

VALUE:
SEND TAX NOTICE TO:
Saulter Road Partners, LLC
P.O. Box 520
Chelsea, AL 35043
Michael H. Strong, Managing Member



20051229000668940 1/2 \$593.00
Shelby Cnty Judge of Probate, AL
12/29/2005 11:37:08AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Seventy-eight Thousand Seven Hundred Thirteen and 17/100 Dollars (\$578,713.17) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Bolivar Creek, LLC** an Alabama Limited Liability Company (herein referred to as Grantor), does hereby grant, bargain, sell, and convey unto **Michael H. Strong Managing Member, Saulter Road Partners, LLC**, an Alabama Limited Liability Company (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in Section 17, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From a 3/4" rebar at the N.E. corner of Section 17, T20S-R1W, sighting 5400.45 feet on a 4"X4" concrete monument at the S.E. corner of said Section 17, turn thence on 00°45'19" right and run 1368.65 feet along the accepted East boundary of the NE1/4-NE1/4 of said section 17 to a 4"X4" concrete monument accepted as the N.E. corner of the SE1/4-NE1/4; of said Section 17, being the point of beginning of herein described parcel of land; thence continue along said course and along the accepted East boundary of said SE1/4-NE1/4 a distance of 1368.65 to a 4"X4" concrete monument accepted as the S.E. corner of said SE 1/4-NE1/4; thence turn 88°06'42" right and run 1142.97 feet along the accepted South boundary of said SE1/4-NE1/4 to a 1/2" rebar on the Easterly boundary of Shelby County Highway #69 (80' R.O.W.), thence turn 64°53'09" right and run 1487.17 feet along said highway boundary to a 1/2" rebar on an accepted segment of the North boundary of the SW1/4-NE1/4 of said Section 17; thence turn 114°22'02" right and run 483.92 feet to a 1/2" pipe accepted as the N.W. corner of the SE1/4-NE1/4 of said Section 17; thence turn 00°06'10" right and 1335.47 feet along the accepted North boundary of the SE1/4-NE1/4 to the point of beginning of herein described parcel of land, containing 45.26 acres more or less, situated in the SE1/4-NE1/4 and the SW1/4-NE1/4 of Section 17, T20S-R1W, Shelby County, Alabama, subject to the rights-of-way and easements of record.

**See attached Exhibit A for Legal Description of Parcel ID 15-4-17-0-000-002.000 owned by the City of Chelsea and is excluded from this sale and contains 0.97 acres, more or less which is a part of this property description.*

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

Said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors an assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I(we) have hereunto set my hand(s) and seal(s) this 4th day of May, 2005.

BOLIVAR CREEK, LLC,
an Alabama Limited Liability Company

By Michael H. Strong (SEAL)
Michael Henry Strong, Managing Member

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Henry Strong, whose name as Managing Member of Bolivar Creek, LLC, an Alabama Limited Liability Company, 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 such instrument, he, as such officer 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 the 4th day of May, 2005.

Kimberly B. Williams
Notary Public

My Commission
Expires: 08-23-06
Kimberly B. Williams

EXHIBIT A

Commence at the NE Corner of the SW1/4 of the NE1/4 of Section 17, Township 20 South, Range 1 West; Thence South 88 deg 08 min 12 West, a distance of 301.17 feet to the POINT OF BEGINNING; thence continue westerly along last described course, a distance of 182.76 feet to the East right of way line of Shelby County Highway #69 (80 feet ROW); thence South 26 deg 13 min 14 sec East and along said right of way, a distance of 292.02 feet; thence North 63 deg 54 min 34 sec East and leaving said right of way, a distance of 166.00 feet; thence North 26 deg 05 min 26 sec West, a distance of 217.03 feet to the POINT OF BEGINNING.

The property is part of Parcel ID. 58-15-04-000-007-002.000 and is further described with the above metes and bounds.

Containing 0.97 acres, more or less.

Shelby County, AL 12/29/2005
State of Alabama
Deed Tax: \$579.00