



20060717000344460 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/17/2006 03:55:31PM FILED/CERT

Property value: \$ _____

This instrument prepared by:

Send Tax Notices To:

Glenn G. Waddell, Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, AL 35209

City of Chelsea
[address]

LIMITED WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **TEN** and **No/100 DOLLARS (\$10.00)** to the undersigned, grantor, **THE KING'S RANCH & HANNAH HOMES, INC.** (hereinafter, the "GRANTOR"), in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **THE CITY OF CHELSEA, ALABAMA** (hereinafter, the "GRANTEE"), all of its right, title and interest in and to those certain parcels of real estate situated in Shelby County, Alabama, and further described on Exhibit A attached hereto.

Subject to the following Permitted Exceptions:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in the Probate Office of Shelby County, Alabama.
2. Rights-of-way, licenses and easements of records, as reflected by instruments recorded in the Probate Office of Shelby County, Alabama.

Together with all rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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



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GRANTOR makes no warranty or covenant respecting the nature of or the quality of title to the property conveyed other than that the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has set its signature as the act of such GRANTOR under seal, this the 23 day of May, 2006.

GRANTOR:

THE KING'S RANCH & HANNAH HOMES, INC.

By: *[Signature]*
Its: President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lew Burdett, whose name as President of The King's Ranch & Hannah Homes, Inc. is signed to the foregoing Limited Warranty Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he executed the same voluntarily as the act of said corporation.

Given under my hand and official seal, this the 30th day of May, 2006.

[Signature]
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 15, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS



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EXHIBIT A

Parcel 1:

Commence at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 3, Township 20 South, Range 1 West; thence run North 89 degrees 54 minutes 52 seconds East along the North boundary line of said quarter-quarter section for a distance of 529.23 feet; thence South 00 degrees 05 minutes 08 seconds East for 213.28 feet to the Point of Beginning; thence South 53 degrees 39 minutes 36 seconds West for 85.0 feet; thence South 36 degrees 20 minutes 24 seconds East for 68.0 feet; thence North 53 degrees 39 minutes 36 seconds East for 85.0 feet; thence North 36 degrees 20 minutes 24 seconds West for 68.0 feet to the point of beginning. Containing 0.13 acres more or less.

Parcel 2:

Commence at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 3, Township 20 South, Range 1 West; thence run North 89 degrees 54 minutes 52 seconds East along the North boundary line of said quarter-quarter section for a distance of 805.68 feet; thence South 00 degrees 05 minutes 08 seconds East for 25.04 feet to the Point of Beginning; thence South 53 degrees 39 minutes 36 seconds West for 68.0 feet; thence South 36 degrees 20 minutes 24 seconds East for 85.0 feet; thence North 53 degrees 39 minutes 36 seconds East for 68.0 feet; thence North 36 degrees 20 minutes 24 seconds West for 85.0 feet to the point of beginning. Containing 0.13 acres more or less.