THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Chelsea Development, LLC
P. O. Box 92
Westover, Alabama 35185

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Eighty Thousand and 00/100 ($180,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Charles D. Nesbitt, a married individual and Charles Scott Nesbitt, a married individual,** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Chelsea Development, LLC, a limited liability company,** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

20060802000370600 1/2 $15.00
Shelby Cnty Judge of Probate,AL
08/02/2006 08:16:31AM FILED/CERT

See Attached Exhibit A for Legal Description.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

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

Subject property does not constitute the homestead of the grantors herein, as defined by the Code of Alabama.

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, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' 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 GRANTORS have hereunto set their hands and seals this the 1st day of August, 2006.

Charles D. Nesbitt

Charles Scott Nesbitt

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles D. Nesbitt, a married individual, and Charles Scott Nesbitt, a married individual whose names 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of August, 2006.

NOTARY PUBLIC
My Commission Expires: 12/28/06

EXHIBIT A
LEGAL DESCRIPTION

20060802000370600 2/2 $15.00
Shelby Cnty Judge of Probate,AL
08/02/2006 08:16:31AM FILED/CERT

A parcel of land situated in the Southwest of the Northeast of and the Southeast of the Northwest of Section 20, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a 2 capped iron found locally accepted to be the Southeast corner of the Southwest of the Northeast of said Section 20; thence run West along the South line of said Section for a distance of 1,324.29 feet to a 1 & capped iron found locally accepted to be the Southeast corner of the Southeast of the Northwest of said Section 20; thence turn an angle to the right of 0015'07" and run in a Westerly direction along the South line of said Section for a distance of 1,366.88 feet to a 1 & capped iron found locally accepted to be the Southwest corner of said Section; thence turn an angle to the right of 9042'25" and run in a Northerly direction along the West line of said Section for a distance of 1,004.43 feet to a point that is 1,223.44 feet South of a 1 & capped iron found locally accepted to be the Northwest corner of said Section; thence turn an angle to the right of 2621'27" and run in a Northeasterly direction for a distance of 1,010.57 feet to a point; thence turn an angle to the right of 1917'43" and run in a Northeasterly direction for a distance of 449.40 feet to a point on the North line of said Section; thence turn an angle to the right of 4437'49" and run in an Easterly direction along the North line of said Section for a distance of 545.95 feet to a 1 & capped iron found locally accepted to be the Northwest corner of the Southwest of the Northeast of said Section 20; thence turn an angle to the right of 0005'53" and run in an Easterly direction along the North line of said Section for a distance of 996.36 feet to a point; thence turn an angle to the right of 10638'08" and run in a Southwesterly direction for a distance of 298.06 feet to a point; thence turn an angle to the right of 1422'02" and run in a Southwesterly direction for a distance of 227.62 feet to a point on a curve to the right, having a central angle of 1156'59" and a radius of 503.38 feet; thence turn an angle to the left of 9000'00" to the tangent of said curve and run in a Southeasterly direction along the arc of said curve for a distance of 104.99 feet to a point; thence turn an angle from the tangent of last stated curve to the left of 9000'00" and run in a Northeasterly direction for a distance of 314.78 feet to a point on the centerline of an Alabama Power Line easement; thence turn an angle to the right of 5545'52" and run in a Southeasterly direction along the centerline of said Power Line easement for a distance of 292.27 feet to a point on the East line of said Section; thence turn an angle to the right of 8107'30" and run in a Southerly direction along said East line for a distance of 915.55 feet to the point of beginning.

Less and except any part of a cemetery located in the Southwest corner of the Southwest of the Northwest of said Section 20.

CSN