


STATE OF ALABAMA)  
SHELBY COUNTY)

  
20060901000434280 1/3 \$917.00  
Shelby Cnty Judge of Probate, AL  
09/01/2006 03:56:48PM FILED/CERT

Send tax notices to:  
AmSouth Bank  
Attn: Real Estate Dept.  
3000 Galleria Tower  
Suite 1600  
Birmingham, AL 35244

\$900,000.00

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by AmSouth Bank (the "Grantee"), to MJM Chelsea, LLC (the "Grantor"), receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee that certain real property lying and being situated in Shelby County, Alabama as more particularly described on Exhibit A hereto (the "Property").

**TO HAVE AND TO HOLD** unto the Grantee, and the Grantee's successors and assigns, forever.

It is expressly understood and agreed that this General Warranty Deed is made subject to the following (the "Exceptions"):

1. Ad Valorem taxes for the 2006 tax year.
2. Right of way to Alabama Power Company, as it relates to line trimming, as set out in instruments recorded in Deed Book 229, Page 350 and Deed Book 102, Page 166.
3. Title to all minerals within and underlying the Property, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 191, Page 556.
4. Declaration of Easement by and between MJM Chelsea, LLC and Double J & O, LLC as recorded in Instrument # 20060421000186980.
5. Declaration of Temporary Slope and Grading Easement as recorded in Instrument # 20060421000186970.
6. Right of way to Alabama Power Company as set out in that certain instrument recorded in Deed Book 306, Page 403.
7. Right of way to Alabama Power Company as set out in instrument recorded in Instrument # 20060829000425080.

And the Grantor, for the Grantor, and its successors and assigns, covenants with the Grantee, and its successors and assigns, that the Grantor is lawfully seized in fee simple of said Property; that said Property is free from all encumbrances except for the Exceptions; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor, and its successors and assigns, shall warrant and defend the same to the Grantee, and its successors, and assigns, forever against the lawful claims and demands of all persons other than persons claiming under the Exceptions.



IN WITNESS WHEREOF, the Grantor, by its duly authorized representative, who is authorized to execute this General Warranty Deed and to make this conveyance, has hereto set its signature and seal on the date of the acknowledgment of the Grantor's signature below.

MJM CHELSEA, LLC

By: [Signature]

Name: JOHN M. WALTERS

Its: MEMBER

STATE OF ALABAMA)  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John M. Walters, whose name as Member of MJM Chelsea, 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 said instrument, he/she, as such representative 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 15<sup>th</sup> day of September, 2006.

[Signature]  
Notary Public

AFFIX SEAL

My commission expires: My Commission Expires 1/23/07

This instrument was prepared by:  
Stephen Stallcup, Esq.  
MAYNARD, COOPER & GALE, P.C.  
1901 Sixth Avenue North  
2400 AmSouth/Harbert Plaza  
Birmingham, Alabama 35203-2618  
(205) 254-1000

  
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**Exhibit A**

(Legal Description)

Outparcel I as shown on Survey of Chelsea Crossings, as recorded in Map Book 37, Page 49 in the Probate Office of Shelby County, Alabama.

Shelby County, AL 09/01/2006  
State of Alabama

Deed Tax: \$900.00