



7 100,000.00

**This instrument prepared without  
examination of title by:**

Mary Thornton Taylor, Esquire  
3570 Grandview Pkwy, Ste 100  
Birmingham, Alabama 35243

**Send tax notice to:**

Chesser Plantation Owners Assoc.,  
Inc.  
% Grandview Management, Inc.  
P.O. Box 382735  
Birmingham, Alabama 35238-2735

### STATUTORY WARRANTY DEED

STATE OF ALABAMA )

) **KNOW ALL PERSONS BY THESE PRESENTS:**

SHELBY COUNTY )

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned **CHESSER PLANTATION, LLC**, an Alabama limited liability company ("Grantor"), does by these presents grant, bargain, sell and convey unto **CHESSER PLANTATION OWNERS ASSOCIATION, INC.**, an Alabama not for profit corporation ("Grantee"), the following described real estate situated in Shelby County, Alabama (the "Property"), to-wit:

SEE EXHIBIT A ATTACHED HERETO  
AND MADE A PART HEREOF FOR THE LEGAL  
DESCRIPTION OF THE PROPERTY BEING CONVEYED HEREBY  
(collectively, the "Property")

The Property is conveyed subject to the following:

- (1) Ad valorem taxes due and payable October 1, 2007 and all subsequent years thereafter;
- (2) Fire district and library district assessments for 2007 and subsequent years not yet due and payable;
- (3) Easements, covenants, conditions, restrictions, rights of way and all matters of record;
- (4) The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Instrument # 20020306000107881 in the Probate Office of Shelby County, Alabama as may be amended from time to time (which, together with all amendments thereto is the "Declaration"). The Property conveyed hereby shall be owned and maintained by Grantee as "Common Area" as such term is defined in the Declaration and subject to the terms and provisions thereof.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that Grantor shall not be liable for and



Grantee hereby waives and releases and forever discharges Grantor, its officers, agents, employees, directors, shareholders, partners, contractors, subcontractors, mortgagees and each of their respective successors and assigns, for any and all liability, claims and causes of action of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of or arising out of any past, present or future soil, surface and/or subsurface conditions known or unknown (including, without limitation, radon, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property .

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

**IN WITNESS WHEREOF**, Grantor **CHESSER PLANTATION, LLC** has hereto set its signature and seal this 20<sup>th</sup> day of December, 2006.

**CHESSER PLANTATION, LLC**

By: The Crest at Greystone, Inc.  
Its Manager and Member

By:

  
William L. Thornton, III  
Its President

**ACKNOWLEDGEMENT, AGREEMENT AND  
ACCEPTANCE:**

**CHESSER PLANTATION OWNERS  
ASSOCIATION, INC.**

By:

  
William L. Thornton, III  
Its President

**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 President of The Crest at Greystone, Inc., as Manager and Member of CHESSER PLANTATION, 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 such conveyance, 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 seal, this 29<sup>th</sup> day of December, 2006.

Jalea M. Bowman  
Notary Public

(SEAL)

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: May 21, 2008  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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 President of CHESSER PLANTATION OWNERS ASSOCIATION, INC., an Alabama not for profit corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 29<sup>th</sup> day of December, 2006.

Jalea M. Bowman  
Notary Public

(SEAL)

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: May 21, 2008  
BONDED THRU NOTARY PUBLIC UNDERWRITERS



**EXHIBIT A  
TO THE DEED FROM  
CHESSEY PLANTATION, LLC TO  
CHESSEY PLANTATION OWNERS ASSOCIATION, INC.**

**PARCEL 1:**

A parcel of land situated in the Southeast one-quarter of Section 22 Township 19 South Range 1 West, Shelby County, Alabama. Being more particularly described as follows:

Begin at the Northeast corner of Section 27; thence run in a Westerly direction along said North boundary line of said Section 27 for a distance of 2167.84 feet; thence turn a deflection angle of 141 degrees 07 minutes 21 seconds to the right and run in a Northeasterly direction for a distance of 518.94 feet; thence turn a deflection angle of 21 degrees 02 minutes 38 seconds to the left and run in a Northeasterly direction for a distance of 205.00 feet to the point of beginning of a tangent curve to the right, said curve having a radius of 430.00 feet, a central angle of 36 degrees 41 minutes 10 seconds and a chord distance of 270.65 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 275.33 feet; thence Northeasterly along a straight line tangent to said curve for a distance of 200.91 feet; thence turn a deflection angle of 30 degrees 29 minutes 24 seconds to the left and run in a Northeasterly direction for a distance of 703.45 feet to a point on the North boundary of the Southeast one-quarter of the Southeast one-quarter of said Section 22; thence turn a deflection angle of 53 degrees 15 minutes 26 seconds to the right and run in a Easterly direction along said quarter-quarter for a distance of 909.50 feet to the Northeast corner of Southeast one-quarter of the Southeast one-quarter of said Section 22; thence turn a deflection angle of 92 degrees 40 minutes 51 seconds to the right and run in a Southerly direction along the East boundary of the said quarter-quarter for a distance of 1337.53 feet to the POINT OF BEGINNING. Said parcel contains 1,978,546 square feet or 45.42 acres more or less.

**PARCEL 2:**

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:

Begin at the Northeast corner of said section 27; thence run in a Southerly direction along the East boundary thereof for a distance of 1569.31 feet; thence turn a deflection angle of 44 degrees 00 minutes 07 seconds to the right and run in a Southwesterly direction for a distance of 584.29 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run in a Southeasterly direction for a distance of 125.50 feet; thence turn a deflection angle of 88 degrees 53 minutes 02 seconds to the right and run in a Southwesterly direction for a distance of 362.17 feet; thence turn a deflection angle of 136 degrees 31 minutes 00 seconds to the right and run in a Northerly direction for a distance of 14.25 feet; thence turn a deflection angle of 140 degrees 37



minutes 34 seconds to the left and run in a Southwesterly direction for a distance of 452.61 feet to a point on the South boundary of the Southeast one-quarter of the Northeast one-quarter; thence turn a deflection angle of 49 degrees 40 minutes 32 seconds to the right and run in a Westerly direction along the said South boundary for a distance of 524.06 feet; thence turn a deflection angle of 50 degrees 16 minutes 31 seconds to the left and run in a Southwesterly direction for a distance of 89.99 feet to the point of beginning of a curve to the right, said curve having a radius of 87.96 feet, a central angle of 65 degrees 11 minutes 17 seconds, a chord distance of 94.77 feet and a deflection right of 32 degrees 35 minutes 39 seconds to the chord; thence run in a Southwesterly direction along the arc of said curve for a distance of 100.08 feet; thence turn a deflection angle of 32 degrees 23 minutes 05 seconds to the right and run in a Northwesterly direction for a distance of 49.33 feet; thence turn a deflection angle of 78 degrees 44 minutes 25 seconds to the right and run in a Northerly direction for a distance of 284.98 feet; thence turn a deflection angle of 27 degrees 20 minutes 04 seconds to the right and run in a Northeasterly direction for a distance of 940.10 feet; thence turn a deflection angle of 84 degrees 57 minutes 44 seconds to the left and run in a Northwesterly direction for a distance of 87.03 feet; thence turn a deflection angle of 56 degrees 28 minutes 05 seconds to the right and run in a Northerly direction for a distance of 109.64 feet; thence turn a deflection angle of 21 degrees 46 minutes 52 seconds to the right and run in a Northeasterly direction for a distance of 100.08 feet; thence turn a deflection angle of 40 degrees 13 minutes 22 seconds to the right and run in a Northeasterly direction for a distance of 183.43 feet; thence turn a deflection angle of 11 degrees 09 minutes 41 seconds to the left and run in a Northeasterly direction for a distance of 79.34 feet; thence turn a deflection angle of 20 degrees 23 minutes 33 seconds to the left and run in a Northeasterly direction for a distance of 78.31 feet; thence turn a deflection angle of 01 degrees 37 minutes 38 seconds to the left and run in a Northeasterly direction for a distance of 93.82 feet; thence turn a deflection angle of 05 degrees 00 minutes 51 seconds to the right and run in a Northeasterly direction for a distance of 114.56 feet; thence turn a deflection angle of 35 degrees 24 minutes 32 seconds to the right and run in a Northeasterly direction for a distance of 204.48 feet; thence turn a deflection angle of 85 degrees 49 minutes 06 seconds to the left and run in a Northwesterly direction for a distance of 395.00 feet; thence turn a deflection angle of 126 degrees 08 minutes 18 seconds to the left and run in a Southwesterly direction for a distance of 146.41 feet; thence turn a deflection angle of 25 degrees 39 minutes 28 seconds to the right and run in a Southwesterly direction for a distance of 103.55 feet; thence turn a deflection angle of 46 degrees 17 minutes 05 seconds to the right and run in a Northwesterly direction for a distance of 117.97 feet; thence turn a deflection angle of 44 degrees 11 minutes 49 seconds to the right and run in a Northwesterly direction for a distance of 231.66 feet; thence turn a deflection angle of 94 degrees 33 minutes 08 seconds to the left and run in a Southwesterly direction for a distance of 80.01 feet; thence turn a deflection angle of 89 degrees 05 minutes 29 seconds to the right and run in a Northwesterly direction for a distance of 101.15 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run in a Southwesterly direction for a distance of 30.00 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the right and run in a Northwesterly direction for a distance of 60.00 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the right and run in a Northeasterly direction for a distance of 46.99 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run in a Northwesterly direction for a distance of 100.00 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the right and run in a Northeasterly direction for a distance of 398.58 feet to the point of beginning of a tangent curve to the right, said curve having a radius of



630.00 feet, a central angle of 05 degrees 27 minutes 38 seconds and a chord distance of 60.02 feet; thence run in a Northeasterly direction along the arc of the curve for a distance of 60.04 feet, thence Northeasterly along a straight line that is tangent to said curve for a distance of 55.97 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run in a Northwesterly direction for a distance of 42.14 feet to a point on the North line of said Section 27; thence turn a deflection angle of 114 degrees 01 minutes 55 seconds to the right and run in an Easterly direction along said North boundary for a distance of 825.10 feet to the point of beginning. Said parcel contains 2,488,729 square feet or 57.13 acres more or less.

### **PARCEL 3:**

A parcel of land situated in the Northeast quarter 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 and run in a Westerly direction along the North line for a distance of 825.10 feet to the POINT OF BEGINNING; thence turn an exterior angle of 65 degrees 58 minutes 05 seconds to the right and run in a Southeasterly direction for a distance of 42.14 feet; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the left and run in a Southwesterly direction for a distance of 55.97 feet to the point of commencement of a non-tangent curve to the left, said curve having a radius of 623.77 feet, a central angle of 05 degrees 30 minutes 55 seconds, an exterior angle of 177 degrees 16 minutes 11 seconds to the right to chord for a chord distance of 60.02 feet; thence run along arc of said curve for a distance of 60.04 feet; thence turn an exterior angle of 177 degrees 16 minutes 11 seconds to the right from chord and run in a Southwesterly direction for a distance of 398.58 feet; thence turn an exterior angle of 90 degrees 00 minutes 00 seconds to the right and run in a Southeasterly direction for a distance of 100.00 feet; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the left and run in a Southwesterly direction for a distance of 46.99 feet; thence turn an exterior angle of 90 degrees 00 minutes 00 seconds to the right and run in a Southeasterly direction for a distance of 60.00 feet; thence turn an exterior angle of 90 degrees 00 minutes 00 seconds to the right and run in a Northeasterly direction for a distance of 30.00 feet; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the left and run in a Southeasterly direction for a distance of 101.15 feet; thence turn an exterior angle of 90 degrees 54 minutes 31 seconds to the right and run in a Northeasterly direction for a distance of 80.01 feet; thence turn an interior angle of 85 degrees 26 minutes 52 seconds to the left and run in a Southeasterly direction for a distance of 231.66 feet; thence turn an interior angle of 64 degrees 09 minutes 03 seconds to the left and run in a Westerly direction for a distance of 479.21 feet; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the left and run in a Northerly direction for a distance of 678.66 feet to a point on the North line of said Section 27; thence turn an interior angle of 91 degrees 49 minutes 00 seconds to the left and run in an Easterly direction along said North line for a distance of 613.55 feet to the POINT OF BEGINNING. Said parcel contains 253,353 square feet 5.82 acres more or less.





20061221000622530 7/7 \$129.00  
Shelby Cnty Judge of Probate, AL  
12/21/2006 03:38:16PM FILED/CERT

## LESS AND EXCEPT THE FOLLOWING:

- (i) Lots 1 through 85, inclusive, and Lot "A" according to the subdivision plat of Chesser Plantation, Phase 1, Sector 1, as recorded in Map Book 31, Page 21 A & B in the Probate Office of Shelby County, Alabama.
- (ii) Lots 1 through 90, inclusive, according to the subdivision plat of Chesser Plantation, Phase 1, Sector 2, as recorded in Map Book 33, Page 121 in the Probate Office of Shelby County, Alabama.
- (iii) The Property made the subject of the Deed from Grantor to Samuel Earl Niven, Sr. and June C. Niven recorded as Instrument # 20020913000441570 in said Probate Office and legally described as follows: Commencing at the Northeast Corner of Section 27, Township 19 South, Range 1 West; thence South 0 degrees 42 minutes 23 seconds East, a distance of 576.18 feet to the POINT OF BEGINNING; thence South 46 degrees 29 minutes 34 seconds West, a distance of 40.89 feet; thence South 0 degrees 42 minutes 23 seconds East, a distance of 218.01 feet; thence South 39 degrees 00 minutes 51 seconds West, a distance of 205.34 feet; thence South 73 degrees 27 minutes 27 seconds West, a distance of 216.84 feet; thence South 16 degrees 32 minutes 33 seconds East, a distance of 60.00 feet; thence North 73 degrees 27 minutes 27 seconds East, a distance of 235.44 feet; thence North 39 degrees 00 minutes 51 seconds East, a distance of 198.66 feet; thence North 0 degrees 42 minutes 23 seconds West, a distance of 303.57 feet to the POINT OF BEGINNING.
- (iv) All Dedicated Public Roads And Rights of Way.

Shelby County, AL 12/21/2006  
State of Alabama

Deed Tax: \$100.00