



20070220000078050 1/4 \$461.50  
Shelby Cnty Judge of Probate, AL  
02/20/2007 02:51:27PM FILED/CERT

Send Tax Notice To:  
Chelsea Properties, LLC  
c/o Carl Kretschmar  
215 Lane Horse Road  
Columbia, S.C. 29223

Prepared by:

Law Office of Annette T. Ruff, LLC  
Annette T. Ruff, Esq.  
402 Office Park Drive  
Suite 212  
Birmingham, AL 35223  
205-803-1640

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**STATUTORY WARRANTY DEED**

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**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )     KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, Premier Properties of South Carolina, LLC, a South Carolina Limited Liability Company ("Grantor"), does grant, bargain, sell and convey unto Chelsea Properties, LLC, a South Carolina Limited Liability Company ("Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof;

Subject to the exceptions set forth on Exhibit "B" attached hereto and made a part hereof by reference and incorporation.

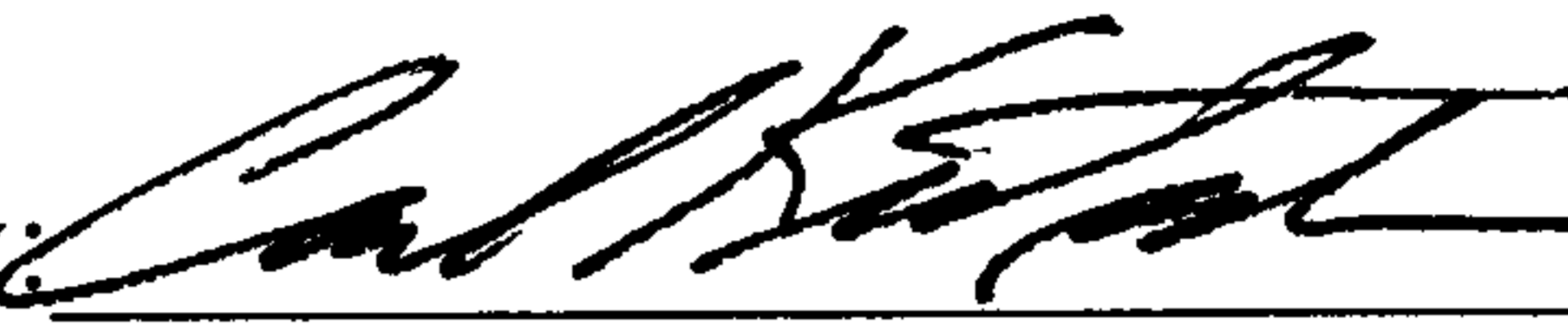
\$ 1,030,050.00 of the purchase price was paid from the proceeds of a mortgage recorded simultaneously herewith.

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

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IN WITNESS WHEREOF, the undersigned has hereto set his hand and seal this 25<sup>th</sup> day of January, 2007.

GRANTOR:  
PREMIER PROPERTIES OF SOUTH  
CAROLINA, LLC, a South Carolina limited  
liability company

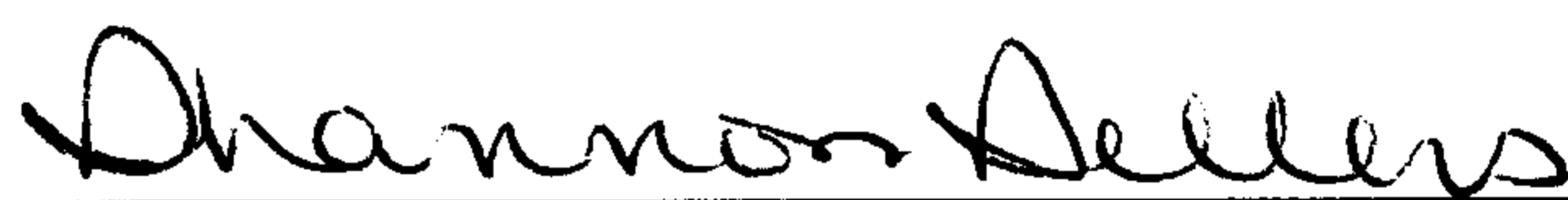
By:  [SEAL]  
Carl Kretschmar  
Its Manager


STATE OF SOUTH CAROLINA    )  
COUNTY OF KERSHAW        )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carl Kretschmar, whose name as Manager of Premier Properties of South Carolina, LLC, a South Carolina 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, in his capacity as such manager 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 25<sup>th</sup> day of January, 2007.

[NOTARY SEAL]

  
NOTARY PUBLIC  
My commission expires: 07-07-2015

  
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**EXHIBIT "A"**

Lot 2, according to the Survey of Chelsea Corners at Chesser Plantation as recorded in Map Book 36, page 83, in the Probate Office of Shelby County, Alabama.

Together with the easements and rights granted under that certain Declarations of Easements and Restrictions as recorded in Instrument 20060406000159360, as supplemented by that certain Supplement to Declaration of Easements and Restrictions as recorded in Instrument 20060406000159380.

Also together with the easements and rights granted under that Easement for Installation and Maintenance of Drainage Facilities and Utilities as recorded in Instrument 20060317000126520.



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## EXHIBIT "B"

### Permitted Exceptions

1. Mineral and mining rights incident thereto recorded in Deed Book 69, Page 177, in the Probate Office of Shelby County, Alabama.
2. General and special taxes or assessments for 2007 and subsequent years not yet due and payable.
3. Transmission line permit to Alabama Power Company recorded in Deed Book 102, Page 138, and Deed Book 104, Page 525, in the probate office of Shelby County, Alabama.
4. Declarations of Easements and Restrictions as recorded in Instrument Number 20060406000159360, as supplemented by that certain Supplement to Declaration of Easements and Restrictions as recorded in Instrument 20060406000159380 in the Probate Office of Shelby County, Alabama.
5. Terms and Conditions of an unrecorded Lease Agreement between AAChelsea, LLC and Advance Stores Company, Incorporated dated May 5, 2006.
6. Building line(s) as shown on recorded map.
7. Right of Way to Southern Bell and Telegraph Company, as recorded in Volume 320 Page 931, in the Probate Office of Shelby County, Alabama.
8. Right of Way to State of Alabama, recorded in Deed Book 69, Page 177, in the Probate Office of Shelby County, Alabama.
9. Any encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey or inspection of the premises.

Shelby County, AL 02/20/2007  
State of Alabama

Deed Tax: \$441.50