#210,000

This instrument was prepared by:

Joe A. Scotch

Send Tax Notice to:

Willow Lake First Sector, LLC
110 Scotch Drive, Ste 101
Birmingham, Al 35242

CORPORATION WARRANTY DEED

20070320000126200 1/3 $227.00
Shelby Cnty Judge of Probate,AL
03/20/2007 10:25:36AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED and NO/100 DOLLARS and the assumption of the grantors mortgage on the within described property, to the undersigned grantor, **Shady Hollow Development, Inc.** a corporation (herein referred to as GRANTOR), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell, and convey to **Willow Lake First Sector, L.L.C.** (herein referred to as GRANTEE), whether one or more, the following described real estate situated in Shelby County, Alabama to wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to taxes, and easements and restrictions of record.

This conveyance is subject to taxes, and easements and restrictions of record.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs, or its successors and assigns forever.

And the said GRANTOR does, for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free of all encumbrances, unless otherwise stated above; that it has good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Joe A. Scotch, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal this 5th day of March, 2007.

Shady Hollow Development, Inc.

BY: Joe A. Scotch

Shelby County, AL 03/20/2007
State of Alabama

Deed Tax:$210.00

20070320000126200 2/3 $227.00
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GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Joe A. Scotch, Jr., whose name as President of Shady Hollow Development, Inc. is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this day of , .

My Commission Expires October 25, 2007

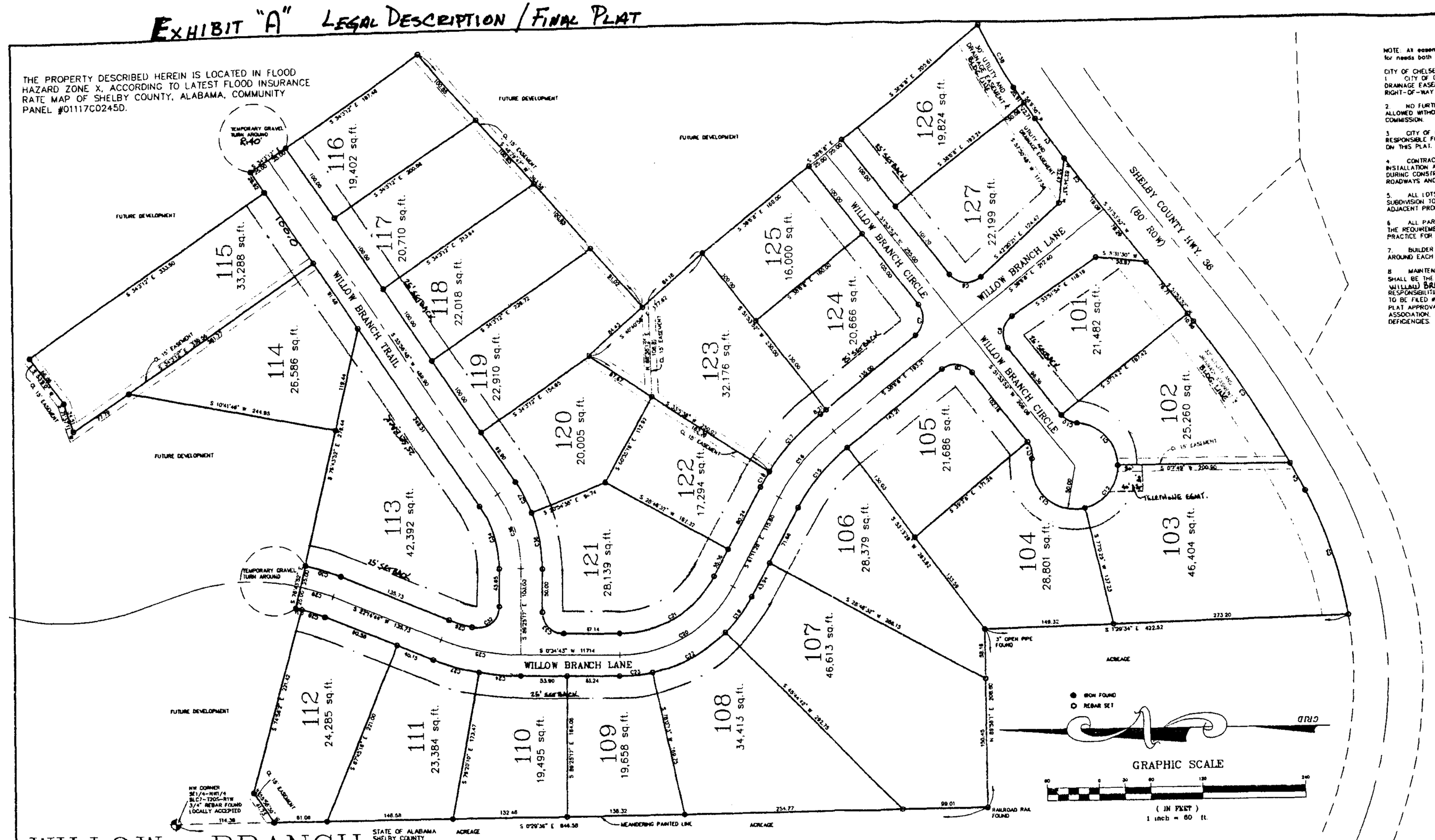
X

My Commission Expires

Notary Public

EXHIBIT "A" LEGAL DESCRIPTION / FINAL PLAT

THE PROPERTY DESCRIBED HEREIN IS LOCATED IN FLOOD HAZARD ZONE X, ACCORDING TO LATEST FLOOD INSURANCE RATE MAP OF SHELBY COUNTY, ALABAMA, COMMUNITY PANEL #01117C0245D.



NOTE: All easements are for utility and/or drainage purposes and shall provide for needs both within and without the subdivision.

CITY OF CHELSEA NOTES:

1. CITY OF CHELSEA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

2. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF CHELSEA PLANNING COMMISSION.

3. CITY OF CHELSEA IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

4. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.

5. ALL LOTS SHALL BE GRADED BY THE DEVELOPER AND BUILDERS IN THE SUBDIVISION TO DRAIN PROPERLY AND TO NOT CAUSE AN ADVERSE AFFECT TO ADJACENT PROPERTY.

6. ALL PARTS OF THIS MAP HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

7. BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

8. MAINTENANCE OF COMMON AREAS, EASEMENTS AND DETENTION FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR WILLOW BRANCH SECTOR 1. SUCH MAINTENANCE RESPONSIBILITIES SHALL BE CLEARLY SPELLED OUT IN A COVENANT AGREEMENT TO BE FILED IN THE OFFICE OF THE JUDGE OF PROBATE AT THE TIME OF FINAL PLAT APPROVAL. IN THE ABSENCE OF A RESPONSIBLE HOMEOWNER'S ASSOCIATION, THE DEVELOPER SHALL BE EXPECTED TO CORRECT ANY DEFICIENCIES.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CH. BEARING	DELTA
C1	57.61	1536.15	57.61	S35°58'28"W	02°09'06"
C2	55.76	1536.15	55.75	S32°30'07"W	02°05'16"
C3	199.16	1280.00	197.97	N58°19'59"E	08°54'17"
C4	35.34	1200.33	35.34	N61°33'32"E	01°34'48"
C5	151.42	454.80	150.72	N71°45'17"E	19°04'36"
C6	41.02	25.00	36.64	S54°46'46"W	94°14'14"
C7	39.27	25.00	35.36	S81°36'08"E	90°00'00"
C8	39.27	25.00	35.36	N08°23'52"E	90°00'00"
C9	41.02	25.00	36.64	N54°46'46"W	94°14'14"
C10	21.89	25.00	20.41	S27°48'11"W	48°12'23"
C11	75.49	50.00	68.42	N41°35'09"E	86°57'05"
C12	67.99	58.00	64.17	S35°05'53"W	70°57'36"
C13	86.68	58.00	83.63	S43°36'56"W	123°36'06"
C14	21.89	25.00	20.41	N73°59'34"E	48°12'23"
C15	90.67	275.00	90.06	N47°38'48"W	18°53'25"
C16	300.75	275.00	286.16	N44°08'48"W	62°05'17"
C17	90.25	275.00	89.85	N47°30'15"W	18°48'10"
C18	89.57	275.00	89.16	N5°48'55"W	18°39'47"
C19	51.73	175.00	51.54	S56°42'23"E	16°56'18"
C20	161.71	134.00	153.99	S36°18'22"E	69°15'11"
C21	134.76	125.00	128.23	S30°18'22"E	61°46'11"
C22	98.52	125.00	97.03	S28°37'12"E	45°10'08"
C23	38.41	125.00	38.27	S55°42'20"E	17°34'58"
C24	48.41	275.00	48.34	N85°37'16"W	10°05'51"
C25	94.54	275.00	93.98	N71°24'44"W	19°41'02"
C26	80.82	275.00	80.51	S68°39'53"W	16°50'12"
C27	58.99	275.00	58.89	N56°27'17"W	12°34'34"
C28	28.23	275.00	28.21	N48°38'25"E	5°52'47"
C29	29.17	275.00	29.13	N37°45'26"E	6°04'38"
C30	43.97	275.00	43.84	N17°45'06"E	9°09'46"
C31	6.93	275.00	6.93	N14°09'03"E	01°43'56"
C32	43.59	25.00	38.52	S37°18'54"E	99°88'39"
C33	39.13	25.00	35.36	S42°34'45"W	89°36'00"
C34	79.56	25.00	74.41	N77°15'45"W	182°21'55"
C35	96.67	150.00	95.29	N77°15'45"W	36°31'55"
C36	65.61	175.00	65.25	N79°56'48"E	21°29'21"
C37	46.14	175.00	46.00	N62°31'05"E	15°06'13"
C38	78.84	840.00	78.81	S56°41'38"W	5°22'24"

WILLOW BRANCH SECTOR 1

A SINGLE FAMILY RESIDENTIAL SUBDIVISION SITUATED IN THE SE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 SECTION 7, TOWNSHIP 20 SOUTH, RANGE 1 WEST, CITY OF CHELSEA, SHELBY COUNTY, ALABAMA

OWNER AND DEVELOPER:
WILLOW LAKE FIRST SECTOR, L.L.C.
150 SOUTH SHORE DRIVE
SUITE 101
BIRMINGHAM, ALABAMA 35242

SURVEYOR:
R.C. FARMER AND ASSOCIATES, INC.
248 YEAGER PARKWAY
PELHAM, AL 35124
(205) 664-8666

ENGINEER:
ENGINEERING DESIGN GROUP L.L.C.
248 YEAGER PARKWAY
PELHAM, AL 35124
(205) 664-8660

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Robert C. Farmer, licensed Professional Land Surveyor, State of Alabama, and WILLOW LAKE FIRST SECTOR, L.L.C., as owner, hereby certifies that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map was made at the instance of said owner; that this plat or map is a true and correct map of lands shown thereon known as WILLOW BRANCH, SECTOR 1, showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and angles of each lot and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation of the lands to the government survey, and that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plat or map. Said owner also certifies that he is the owner of said land; and that the same is not subject to any mortgage except one held by First American Bank. I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama, to the best of my knowledge, information and belief.

By: _____ Date 1-2-07
Robert C. Farmer, P.L.S.
Al Reg No 14720

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Robert C. Farmer, whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.
Given under my hand and seal this the 2nd day of January 2007.

_____ 6-28-09
Notary Public

ALABAMA REGISTERED NO. 14720 PROFESSIONAL LAND SURVEYOR ROBERT C. FARMER

By: _____ Date 1/5/07
Joe A. Scotch, Jr., President
Willow Lake First Sector, L.L.C.

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Joe A. Scotch Jr., whose name is signed to the foregoing certificate, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntary as such individual with full authority thereof.
Given under my hand and seal this the 2 day of January 2007.

_____ 6-28-09
Notary Public

By: _____ Date: 1/3/07

"R.C. FARMER AND ASSOCIATES IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS"

_____ Date 2/26/07
City of Chelsea Mayor

_____ Date 2/26/07
City of Chelsea Engineer

_____ Date 3/26/07
City of Chelsea Planning Commission

The lots on this plat are subject to approval or deletion by the Shelby County Health Department. The approvals may contain conditions pertaining to the sewage treatment system that restricts the use of the lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with said health department and are made a part of this plat as if set out hereon.

_____ Date 1-3-07
Shelby County Health Department

_____ Date 1/3/07
Fire Service Center

BE IT RESOLVED, by the City of Chelsea Commission that the assent of the body be, and the same hereby is, given to the dedication of the streets, alleys, and public grounds as shown on plat or map of WILLOW BRANCH SECTOR 1, which said plat or map is certified to have been made by Robert C. Farmer as surveyor, at the instance of Willow Lake FS, as owner and has been exhibited to the

R.C. FARMER

WILLOW BRANCH SECTOR 1
SECTION 7, TOWNSHIP 20 SOUTH, RANGE 1 WEST

FINAL PLAT

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