

WARRANTY DEED

This Instrument Was Prepared By:  
Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

Send Tax Notice To:  
Chelsea Investments, LLC  
11 Crossbrook Circle  
Chelsea, AL 35043

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred and No/100 Dollars (\$300,000.00) and other good a valuable considerations, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, Timothy M. Boyne, an unmarried man (herein referred to as Grantor) does grant, bargain, sell and convey unto Chelsea Investments, LLC (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

From a railroad rail at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 20 South, Range 1 West, run thence North along the East boundary of said Northwest 1/4 of Northeast 1/4 a distance of 489.75 feet to a 1/2 inch rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 833.71 feet to a 1/2 inch rebar at the Northeast corner of said Northwest 1/4 of Northeast 1/4; thence turn 91 degrees 10 minutes 25 seconds left and run 1,335.51 feet to a 1/2 inch pine at the Northwest corner of said Northwest 1/4 of Northeast 1/4; thence turn 88 degrees 52 minutes 53 seconds left and run 832.89 feet to a 1/2 inch rebar that is 489.75 feet North of a 2 1/2 inch pipe at the Southwest corner of aforementioned Northwest 1/4 of Northeast 1/4; thence turn 91 degrees 05 minutes 01 seconds left and run 1,334.69 feet to the point of beginning of herein described parcel of land, containing 25.54 acres, situated in the Northwest 1/4 of Northeast 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, subject to rights- of-ways and easements of record. Also, subject to and favored by a 60 foot easement for ingress, egress and utilities described to-wit: From a railroad rail at the Southeast corner of the Northwest 1/4 of Northeast 1/4 of Section 23, Township 20 South, Range 1 West, being the point of beginning of herein described 60 foot easement for ingress, egress and utilities said point being in the center of a 100 foot radius cul-de-sac, run thence North along the East boundary of the Northwest 1/4 of Northeast 1/4 of said Section 23 and the centerline of said 60 foot easement a distance of 1,323.46 feet; thence turn 91 degrees 10 minutes 25 seconds left and run 953.04 feet along the North boundary of said Northwest 1/4 of Northeast 1/4 and the centerline of said easement to the P.C. of a curve concave right, having a delta angle of 08 degrees 34 minutes 23 seconds and tangents of 100 feet; thence turn 04 degrees 17 minutes 12 seconds right and run a chord distance of 199.44 feet to the P.T.; thence turn 04 degrees 17 minutes 12 seconds right and run 511.75 feet along said easement centerline to the P.C. of a curve concave left, having a delta angle of 20 degrees 39 minutes 57 seconds and tangents of 100 feet; thence turn 10 degrees 19 minutes 59 seconds left and run a chord distance of 196.76 feet to the P.T.; thence turn 10 degrees 19 minutes 59 seconds left and run 300.84 feet along said easement centerline; thence turn 11 degrees 32 minutes 19 seconds right and run 341.21 feet along said easement centerline; thence turn 16 degrees 32 minutes 13 seconds left and run 210.74 feet along said easement centerline; thence turn 17 degrees 40 minutes 19 seconds right and run 632.39 feet along said easement centerline to a point of termination on the Easterly boundary of Shelby County Road #47 (80 foot R.O.W.)

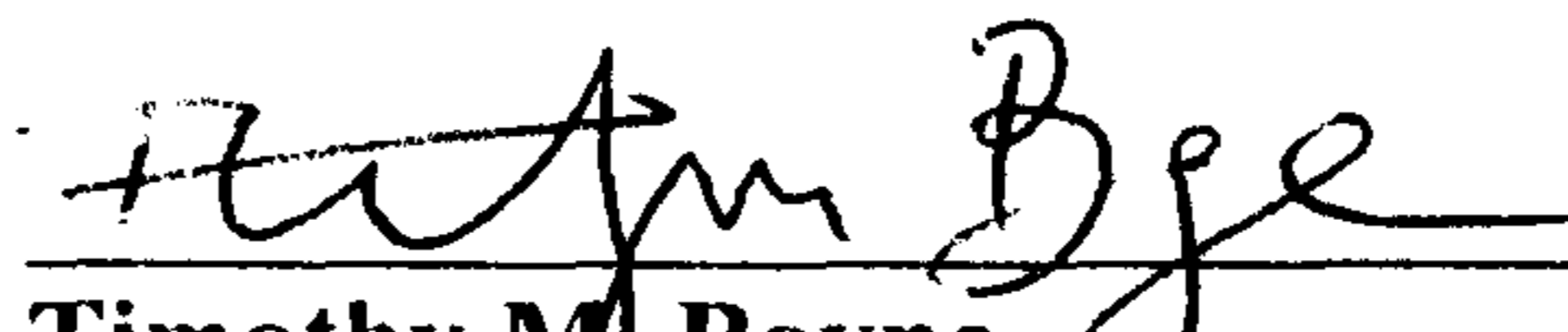
\$300,000.00 of the consideration has been paid by the proceeds of a purchase money mortgage.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

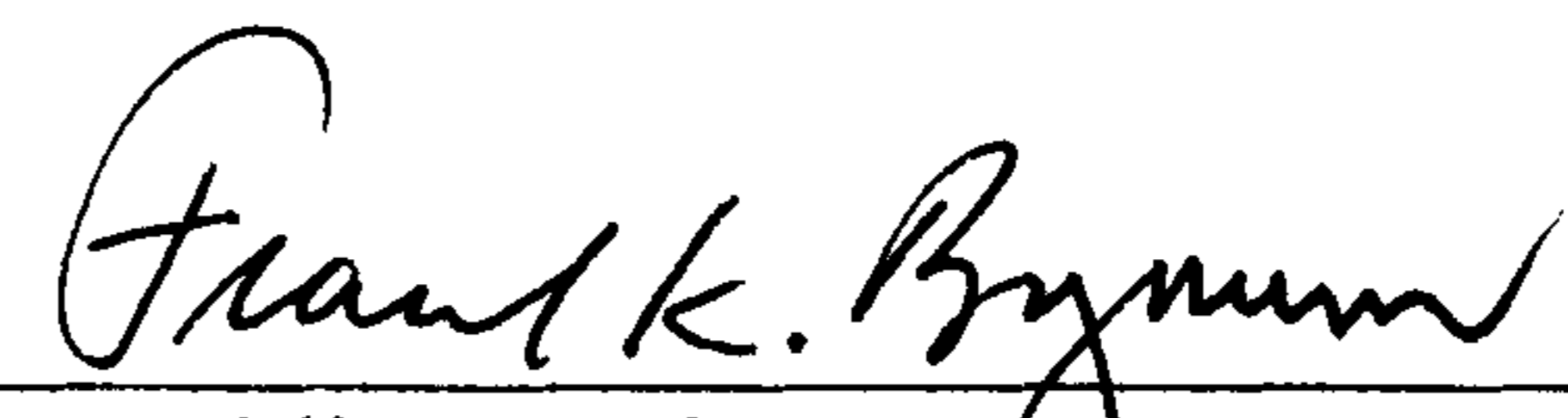
IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 16<sup>th</sup> day of March, 2007.

  
Timothy M. Boyne

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Timothy M. Boyne whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 16<sup>th</sup> day of March, 2007.

  
Notary Public: Frank K. Bynum