

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: BT Chelsea Associates, LLC
943 Oak Vally Lane.
Nashville, TN 37220

WARRANTY DEED

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

20080103000004070 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
01/03/2008 03:33:42PM FILED/CERT

That in consideration of Eight Hundred Thousand dollars and Zero cents (\$800,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Kerry R. Nivens, a married man (as to an undivided one-third interest); Frank I. Owen, a married man (as to an undivided one-third interest); and Lewis E. Atchison Sr., a married man (as to an undivided one-third interest) (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto BT Chelsea Associates, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the survey of Atchison Commercial Development, as recorded in Map Book 39, Page 70, in the Probate Office of Shelby County, Alabama
Situated in Shelby County, Alabama.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way, and permits of record.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, its successors and/or assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 2nd day of January, 2008.

(SEAL)

Kerry R. Nivens
Kerry R. Nivens (SEAL)

(SEAL)

Frank I. Owen
Frank I. Owen (SEAL)

(SEAL)

Lewis E. Atchison Sr.
Lewis E. Atchison Sr. (SEAL)

(SEAL)

STATE OF ALABAMA

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General Acknowledgment

SHELBY COUNTY

I, Michael T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that Kerry R. Nivens (as to an undivided one-third interest); Frank I. Owen (as to an undivided one-third interest); and Lewis E. Atchison Sr. (as to an undivided one-third interest) whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of January, 2008.

My commission expires: 10/16/2008

Michael T. Atchison
Michael T. Atchison, Notary Public

