

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Chelsea Development, LLC  
P.O. Box 92  
Westover, AL 35185

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of to clear title, and other good and valuable consideration, this day in hand paid to the undersigned **Spratlin Construction Co., Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Chelsea Development, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTEES), its successors and/or assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See Exhibit "A" attached hereto and made a part hereof for legal description.**

Subject To:  
Ad valorem taxes for 2008 and subsequent years not yet due and payable until October 1, 2008.  
Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their successors and/or assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and/or assigns, executors and administrators, covenants with GRANTEES, and with GRANTEES' successors and/or assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and/or assigns, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' successors and/or assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **19th** day of **February, 2008**.

**Spratlin Construction Co., Inc.**

  
**William F. Spratlin, President**

CLAYTON T. SWEENEY, ATTORNEY AT LAW



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Shelby Cnty Judge of Probate, AL  
04/03/2008 10:09:18AM FILED/CERT

STATE OF ALABAMA

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COUNTY OF JEFFERSON

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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William F. Spratlin, whose name as President of Spratlin Construction Co., Inc., an Alabama corporation, 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 the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of February, 2008.

NOTARY PUBLIC

My Commission Expires: 6-5-2011

### Legal Description

A parcel of land situated in the South  $\frac{1}{2}$  of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 30; thence run in a Westerly direction along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 202.55 feet to the point of beginning; thence continue along stated course for a distance of 2,426.54 feet to a one inch open top iron found; thence turn an angle to the left of 92 degrees 07 minutes 33 seconds and run in a Southerly direction along the West line of said Section 30 for a distance of 183.92 feet to a pine heart in rocks found; thence turn an angle to the left of 89 degrees 19 minutes 59 seconds and run in an Easterly direction along a painted line a distance of 1,331.23 feet to a pine heart in rocks found; thence turn an angle to the left of 05 degrees 08 minutes 45 seconds and run in a Northeasterly direction along a painted line for a distance of 1,089.03 feet to a point; thence turn an angle to the left of 67 degrees 00 minutes 31 seconds and run in a Northeasterly direction for a distance of 25.37 feet to the point of beginning.