

This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Chace Lake Commercial, LLC

1850 Montgomery Highway S
Birmingham, AL 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

COUNTY OF JEFFERSON
AND SHELBY

*91.5% Jefferson County/
8.5% Shelby County*



20080520000685190 1/3
Bk: LR200806 Pg: 12732
Jefferson County, Alabama
I certify this instrument filed on
05/20/2008 02:16:03 PM D
Judge of Probate- Alan L. King

That in consideration of Ten and 00/100 (\$10.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **Chace Lake Country Club, Inc.**, an Alabama corporation, does hereby grant, bargain, sell and convey unto **Chace Lake Commercial, LLC** (herein referred to as Grantee), the following described real estate situated in Jefferson and Shelby County, Alabama, to-wit:

Part of the South 1/2 of the Northeast 1/4 and North 1/2 of the Southeast 1/4 of Section 24, Township 19 South, Range 3 West, situated partly in Jefferson County, and partly in Shelby County, Alabama, said parts being more particularly described as follows:

Commence at the Northeast corner of said East 1/2 of the Northwest 1/4; thence looking West along the North line of said East 1/2 of the Northwest 1/4, turn an angle to the left of 62°48' and run Southwesterly for a distance of 658.60 feet; thence turn an angle to the right of 29°03' and run Southwesterly for a distance of 165.97 feet; thence turn an angle to the left of 7°48'00" and run Southwesterly for a distance of 195.36 feet; thence turn an angle to the left of 9°06'03" and run Southwesterly for a distance of 115.47 feet; thence turn an angle to the left of 7°38'59" and run Southwesterly for a distance of 203.29 feet; thence turn an angle to the left of 7°58'50" and run Southwesterly for a distance of 155.25 feet; thence turn an angle to the left of 17°13'09" and run Southwesterly for a distance of 159.69 feet; thence turn an angle to the left of 12°09'54" and run Southerly for a distance of 199.73 feet; thence turn an angle to the left of 11°28'23" and run Southeasterly for a distance of 166.36 feet; thence turn an angle to the left of 4°43'42" and run Southeasterly for a distance of 100.39 feet; thence turn an angle to the right of 14°22'39" and run Southerly for a distance of 138.65 feet; thence turn an angle to the left of 00°46'50" and run Southerly for a distance of 54.56 feet; thence turn an angle to the left of 45°12'46" and run Southeasterly for a distance of 194.70 feet; thence turn an angle to the right of 30°21'29" and run Southeasterly for a distance of 129.55 feet; thence turn an angle to the right of 15°41'08" and run Southeasterly for a distance of 98.27 feet; thence turn an angle to the right of 18°23'03" and run Southwesterly for a distance of 101.22 feet; thence turn an angle to the right of 30°05'14" and run Southwesterly for a distance of 144.74 feet; thence turn an angle to the right of 6°47'21" and run Southwesterly for a distance of 163.75 feet; thence turn an angle to the right of 14°12'32" and run Southwesterly for a distance of 319.21 feet; thence turn an angle to the right of 5°52'22" and run Southwesterly for a distance of 235.89 feet; thence turn an angle to the right of 24°27'50" and run Westerly for a distance of 85.01 feet; thence turn an angle to the left of 14°56'15" and run Southwesterly for a distance of 136.28 feet; thence turn an angle to the right of 3°52'58" and run Southwesterly for a distance of 156.64 feet; thence turn an angle to the left of 0°31'17" and run Southwesterly for a distance of 88.54 feet; thence turn an angle to the left of 24°20'13" and run Southwesterly for a distance of 179.50 feet; thence turn an angle to the left of 3°19'25" and run Southwesterly for a distance of 243.56 feet; thence turn an angle to the left of 3°04'44" and run Southwesterly for a distance of 226.57 feet; thence turn an angle to the right of 1°46'30" and run Southwesterly for a distance of 116.45 feet; thence turn an angle to the left of 48°52'30" and run Southerly for a distance of 82.22 feet; thence turn an angle to the left of 13°10'45" and run Southeasterly for a distance of 119.70 feet; thence turn an angle to the left of 47°13'33" and run Southeasterly for a distance of 100.31 feet; thence turn an angle to the left of 2°02'00" and run Southeasterly for a distance of 143.58 feet to a point on the North Ordinary High Water Line of the Cahaba River; thence in an Easterly direction along the North Ordinary High Water Line of the Cahaba River for a distance of 4,314 feet, more or less, to the intersection of said North Ordinary High Water Line of the river with the West line of the right-of-way of U.S. Highway #31, said right-of-way being 300 feet wide, or 150 feet on each side of the centerline of said highway; thence turn an angle to the left of 117°48'44" and run Northwesterly along the West right-of-way line of said highway for a distance of 364.06 feet to the POINT OF BEGINNING of the property herein described; thence continue along last described course, in a Northwesterly direction along said West right-of-way line, for a distance of 579.02 feet to a point at which the highway right-of-way narrows to 200 feet in width, or 100 feet on each side of the centerline; thence turn an angle to the right of 89°57'35" and run Northeasterly for a distance of 50.00 feet; thence turn an angle to the left of 90°00'00" and run Northwesterly

along the West side of said highway right-of-way for a distance of 842.08 feet; thence leaving said highway right-of-way turn an angle to the left of 89°48'05" and run Southwesterly for a distance of 161.05 feet; thence turn an angle to the left of 8°43'25" and run Southwesterly for a distance of 154.55 feet; thence turn an angle to the right of 1°33'52" and run Southwesterly for a distance of 170.54 feet; thence turn an angle to the left of 14°11'00" and run Southwesterly for a distance of 197.30 feet; thence turn an angle to the left of 69°48'58" and run Southeasterly for a distance of 25.80 feet; thence turn an angle to the right of 39°46'39" and run Southwesterly for a distance of 140.47 feet; thence turn an angle to the right to 57°13'21" and run Southwesterly for a distance of 10.61 feet; thence turn an angle to the left of 85°33'17" and run Southeasterly for a distance of 367.49 feet; thence turn an angle to the right of 72°01'28" and run Southwesterly for a distance of 107.32 feet; thence turn an angle to the left of 58°03'48" and run Southerly for a distance of 130.34 feet; thence turn an angle to the left of 80°41'16" and run Southeasterly for a distance of 196.03 feet; thence turn an angle to the right of 11°19'06" and run Southeasterly for a distance of 474.62 feet; thence turn an angle to the left of 17°18'30" and run Easterly for a distance of 501.83 feet to the POINT OF BEGINNING.

Said parcel containing 21.1 Acres, more or less.

SUBJECT TO: (1) 2008 taxes not yet due and payable; (2) Right of Way granted to Alabama Power Company by instrument recorded in Real Volume 153, page 362, in the Probate Office of Jefferson County, Alabama, Real Volume 406, page 418 and Real Volume 406, page 421; (3) Right of way and rights in connection therewith to Jefferson County, Alabama, as recorded in Volume 4838, page 196 in the Probate Office of Jefferson County, Alabama; (4) Coal and mining rights conveyed to Phillip M. Harris, et al., by instrument recorded in Volume 2363, page 432 in the Probate Office of Jefferson County, Alabama, Birmingham Division and together with all mining rights and other rights, privileges and immunities relating thereto; (5) All oil, gas, petroleum and sulphur and other rights, privileges and immunities relating as shown by instrument recorded in Birmingham Volume 3642, page 258 refiled in Bessemer Volume 313, page 164 and Shelby Volume 121, page 427 and Shelby Deed Book 235, page 552 in the Probate Offices of Jefferson and Shelby Counties; (6) Easement for sewer main, rights of way and sewage pumping station and rights in connection therewith as set forth in Real Volume 716, page 799 in the Probate Office of Jefferson County, Alabama, Birmingham Division and in Deed Book 267, page 946 in the Probate Office of Shelby County, Alabama. Assignment of easement and other rights as recorded in Bessemer Real 1035, page 609. Easement #1 having been amended in Real 2769, Page 551, in the Probate Office of Jefferson County, Alabama and Easement #3 having been granted to Jefferson County in Book 57, page 283, in the Probate Office of Shelby County, Alabama; (6) Right of way to Jefferson County for sanitary sewer purposes as recorded in Real Volume 2842, page 578 and Birmingham Instrument 9311-6077 and refiled in Bessemer Real 1037, Page 732 in the Probate Office of Jefferson County, Alabama.

The entire purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

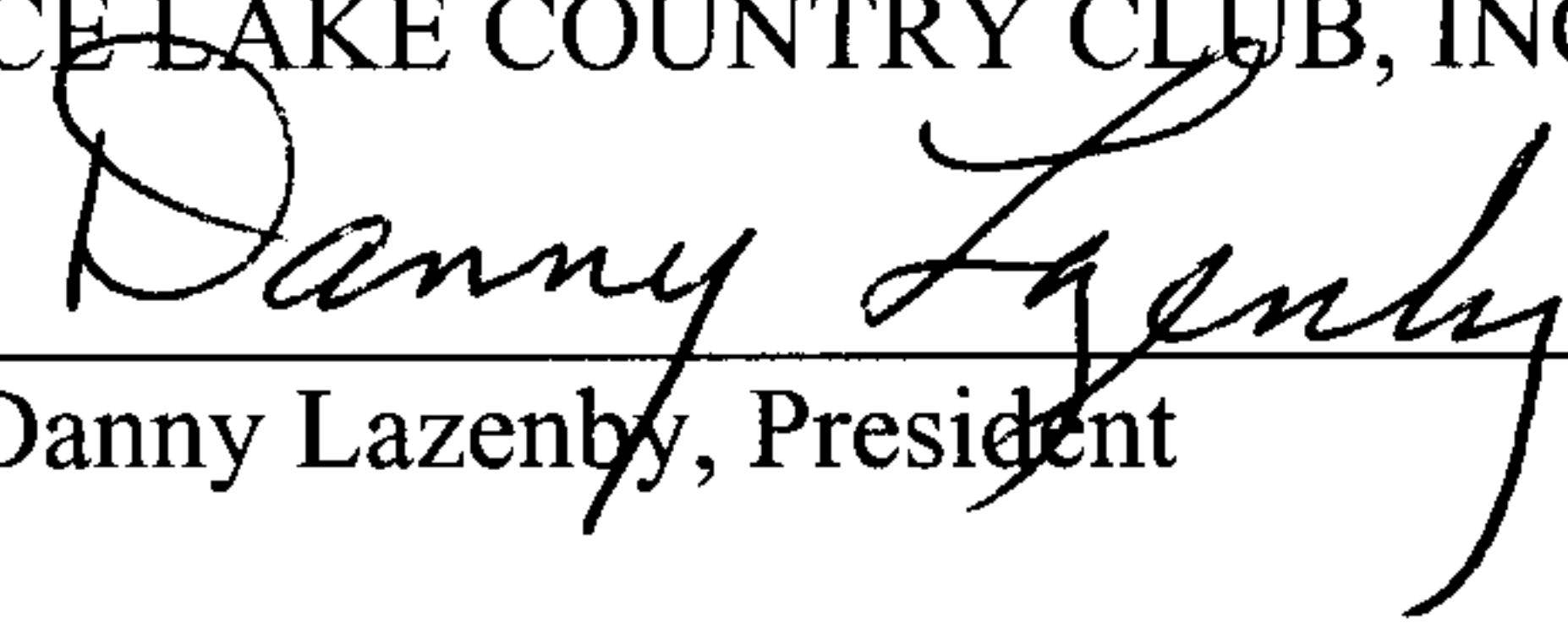
TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said Grantor, by its President, Danny Lazenby, who is authorized to execute this conveyance, has hereto set its signature and seal this 14th day of May, 2008.

CHACELAKE COUNTRY CLUB, INC.

By:



Danny Lazenby, President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danny Lazenby, whose name as President of Chace Lake Country Club, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

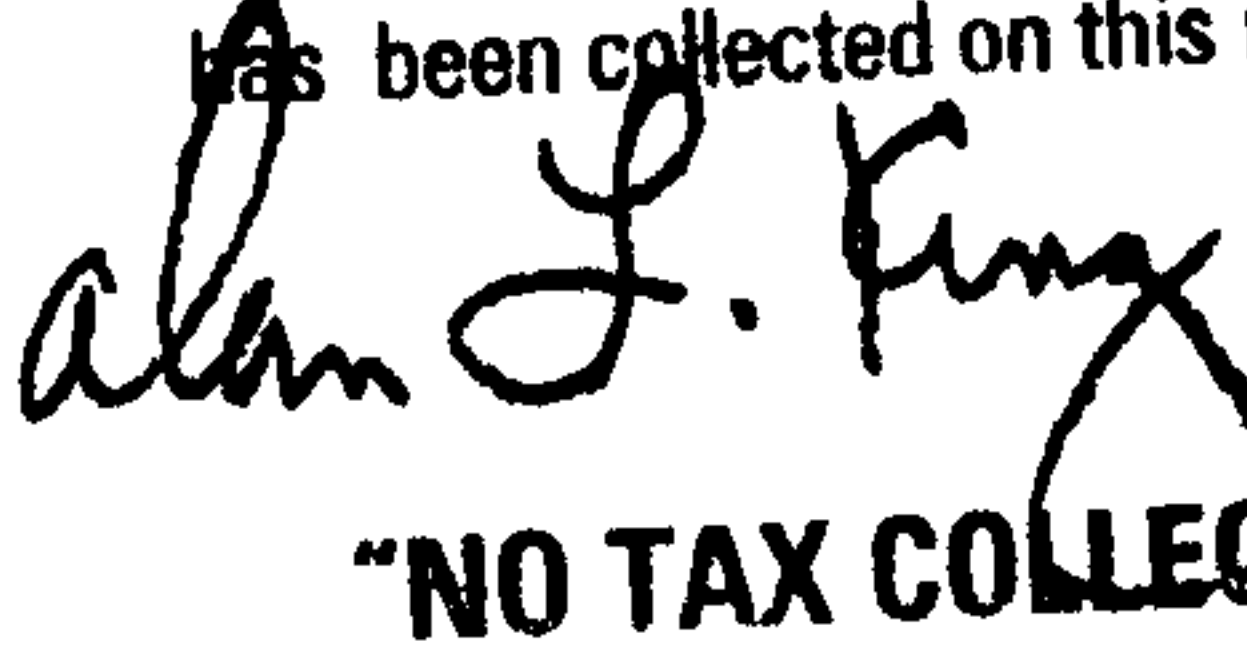
Given under my hand and official seal this 14th day of May, 2008.

My Commission Expires:

5/14/08


Notary Public

STATE OF ALABAMA - JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax
has been collected on this instrument.

 Judge of Probate
"NO TAX COLLECTED"

20080520000685190 3/3
Bk: LR200806 Pg:12732
Jefferson County, Alabama
05/20/2008 02:16:03 PM D
Fee - \$10.50

Total of Fees and Taxes-\$10.50
LYNN