

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
City of Chelsea
P. O. Box 111
Chelsea, Alabama 35043

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Sixty-Two Thousand Six Hundred Fifty and 00/100 (\$262,650.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Barron Developments of Alabama, LLC, a limited liability company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **City of Chelsea, a municipality**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, for the point of beginning; thence run Easterly along the South line of said 1/4 1/4 Section for a distance of 1471.23 feet to the Westerly right of way line of Shelby County Road No. 51; thence turn an angle of 108 deg. 35 min. 30 sec. to the left and run along said road right of way line for a distance of 345.32 feet; thence turn an angle of 67 deg. 30 min. 42 sec. to the left and run a distance of 582.56 feet; thence turn an angle of 90 deg. 00 min. 00 sec. to the right and run a distance of 412.00 feet; thence turn an angle of 90 deg. 00 min. 00 sec. to the left and run a distance of 776.62 feet to the West boundary line of said 1/4 1/4 Section; thence turn an angle of 91 deg. 36 in. 54 sec. to the left and run South along said West boundary of said 1/4 1/4 Section for 831.36 feet to the point of beginning. Being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

This deed is executed in accordance with the Articles of Organization and the Operating Agreement of Barron Developments of Alabama, LLC and all amendments thereto.

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 GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are 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 heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 13th day of July, 2009.

Barron Developments of Alabama, LLC

By: Jerry H. Barron, Member

STATE OF ALASKA)
COUNTY OF Pedro Bay)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jerry H. Barron, whose name as Member of Barron Developments of Alabama, LLC, a limited liability company, 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, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of July, 2009.

Margaret Jensen
NOTARY PUBLIC

My Commission Expires: 11-28-2009



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Shelby Cnty Judge of Probate, AL
07/30/2009 11:15:23 AM FILED/CERT