

City of Chelsea

P.O. Box 111
Chelsea, Alabama



20090811000309350 1/19 \$65.00
Shelby Cnty Judge of Probate, AL
08/11/2009 03:24:33 PM FILED/CERT

Certification Of Annexation Ordinance

Ordinance Number: X-09-08-04-464

Property Owner(s): **Two Eighty Properties, LLC**

Property: Parcel IDs 09-7-26-0-001-038.000
09-7-26-0-001-032.000
09-7-26-0-001-033.000
09-7-26-0-001-036.000
09-7-26-0-001-037.000
09-7-26-0-001-002.000

I, Becky C. Landers, City Clerk of the City of Chelsea, Alabama, hereby certify the attached to be a true and correct copy of an Ordinance adopted by the City Council of Chelsea, at the regular meeting held on August 4th, 2009 as same appears in minutes of record of said meeting, and published by posting copies thereof on August 5th, 2009, at the public places listed below, which copies remained posted for five business days (through August 10th, 2009).

Chelsea City Hall, 11611 Chelsea Road, Chelsea, Alabama 35043
Chelsea Middle School, 901 Highway 39, Chelsea, Alabama 35043
U.S. Post Office, Highway 280, Chelsea, Alabama 35043
Senior Center, 708 County Rd 36, Chelsea, Alabama 35043
City of Chelsea Website-www.cityofchelsea.com


Becky C. Landers, City Clerk

City of Chelsea, Alabama

Annexation Ordinance No X-09-08-04-464

Property Owner(s): Two Eighty Properties, LLC

Property: Parcel IDs 09-7-26-0-001-038.000
09-7-26-0-001-032.000
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09-7-26-0-001-037.000
09-7-26-0-001-002.000

Pursuant to the provisions of Section 11-42-21 of the Code of Alabama (1975),

Whereas, the attached written petition (as Exhibit A) that the above-noted properties be annexed to The City of Chelsea has been filed with the Chelsea City Clerk; and

Whereas, said petition has been signed by the owner(s) of said properties; and

Whereas, said petition contains (as Petition Exhibit B) an accurate description of said properties together with a map of said properties (Exhibit C) showing the relationship of said properties to the corporate limits of Chelsea; and

Whereas, said properties are contiguous to the corporate limits of Chelsea, or are a part of a group of properties submitted at the same time for annexation, and which are contiguous to the corporate limits of Chelsea;

Whereas, the said properties are located in a commercial area and are in the immediate area of properties which are currently used and occupied for commercial purposes; and

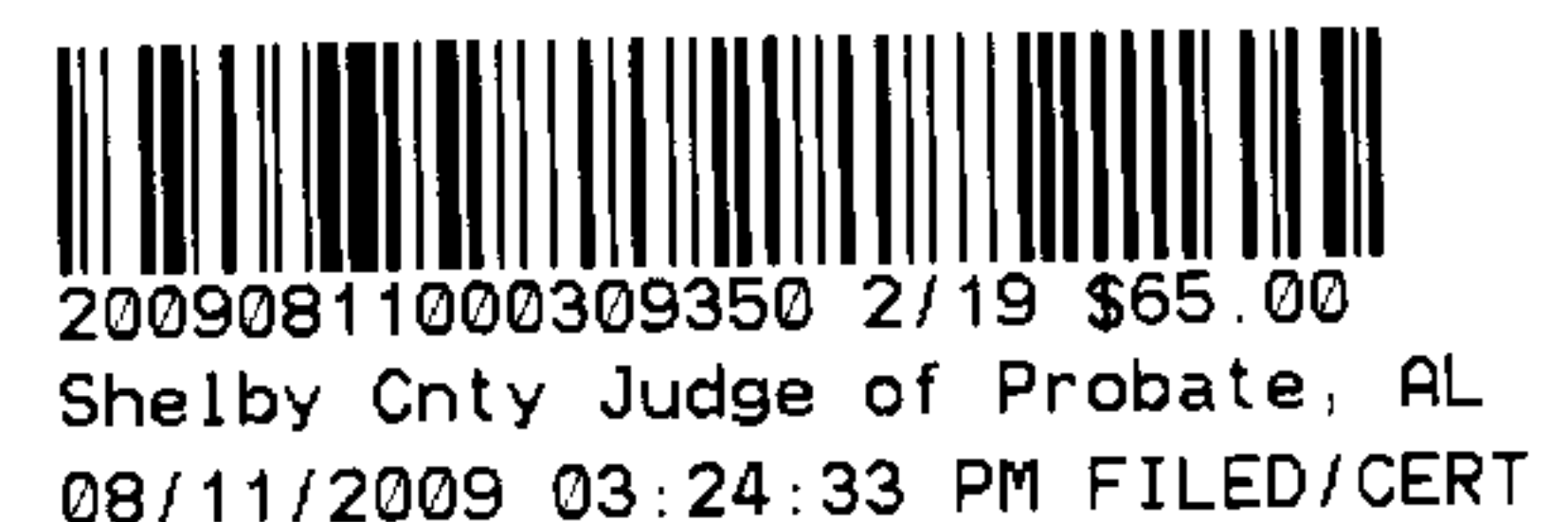
Whereas, the subject properties are currently zoned to the B-2 (Commercial) zoning district under the Shelby County zoning ordinance; and

Whereas, the zoning district under the City's zoning ordinance which is the most compatible to the zoning applicable to the subject properties under the Shelby County Zoning is the City's B-2 (Commercial) zoning district; and

Whereas, said petition includes conditions to the annexation which are acceptable to the City Council; and

Whereas, said territory does not lie within the corporate limits or police jurisdiction of any other municipality;

Therefore, be it ordained that the City Council of the City of Chelsea assents to the said annexation and each of the provisions set forth in the Petition for Annexation attached hereto as Exhibit A: and



Petition Exhibit B

Property owner(s): Two Eighty Properties, LLC

Property: Parcel IDs 09-7-26-0-001-038.000
09-7-26-0-001-032.000
09-7-26-0-001-033.000
09-7-26-0-001-036.000
09-7-26-0-001-037.000
09-7-26-0-001-002.000

Property Description

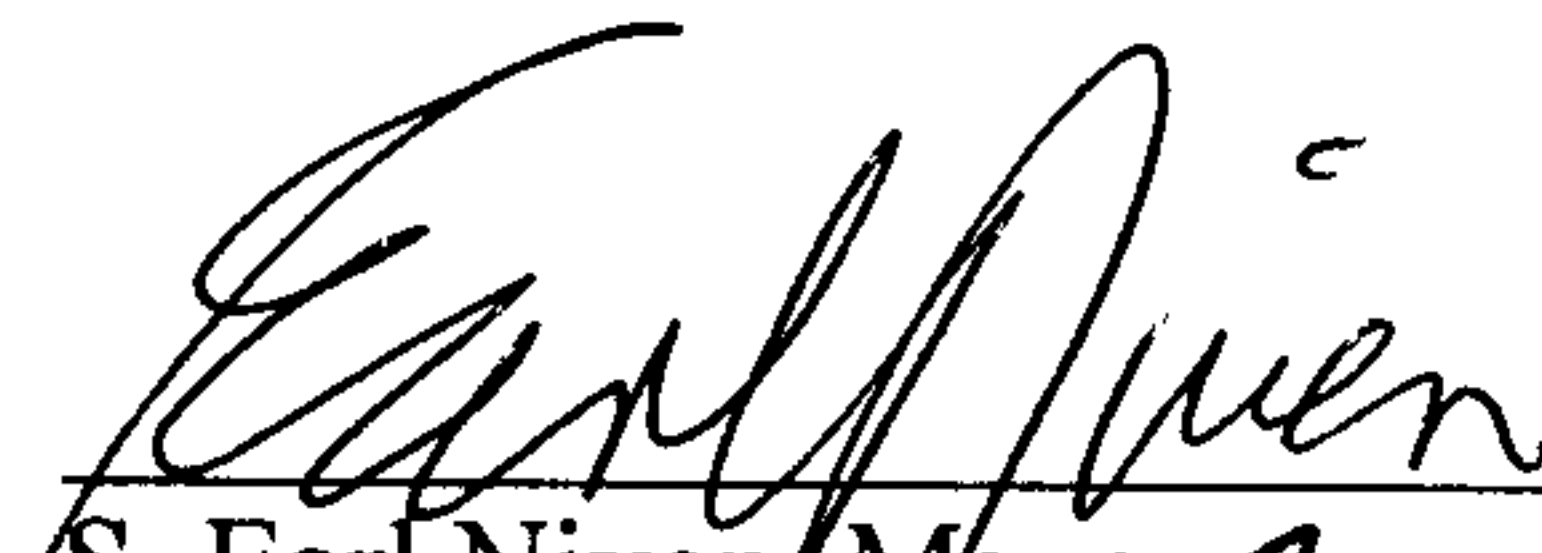
The above-noted properties, for which annexation into Chelsea is requested in this petition, is described in the attached copy of the deed (Petition Exhibit B), from Instrument #1998-05276, #1998-13390, 1998-07614, 1998-44176, and #2000-04241.

Further, the said properties for which annexation into Chelsea is requested in this petition is shown in the indicated shaded area on the attached map in Petition Exhibit C. Said map also shows the contiguous relationship of said property to the corporate limits of Chelsea.

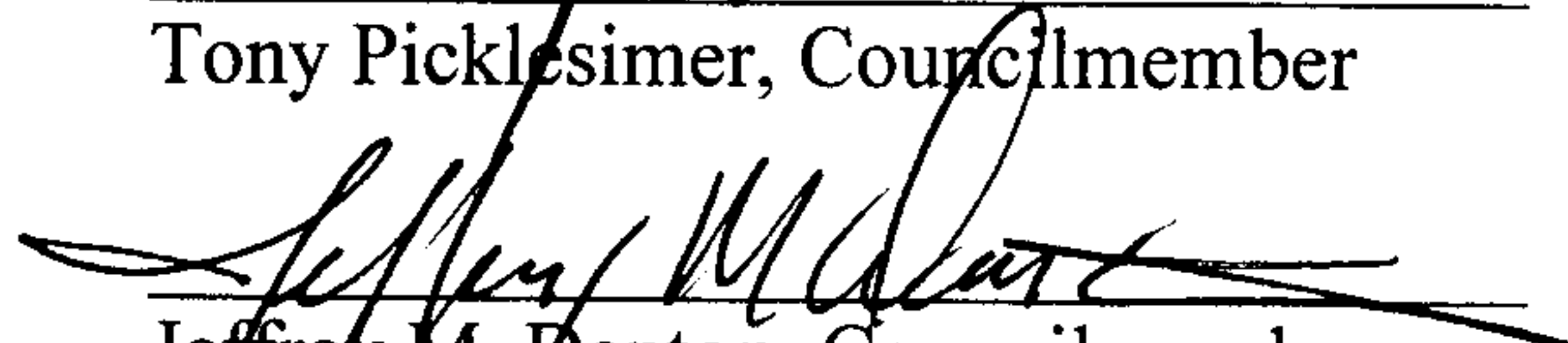
The said properties, for which annexation into Chelsea is requested in this petition, does not lie within the corporate limits of any other municipality.

Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said properties, and said properties shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law; and

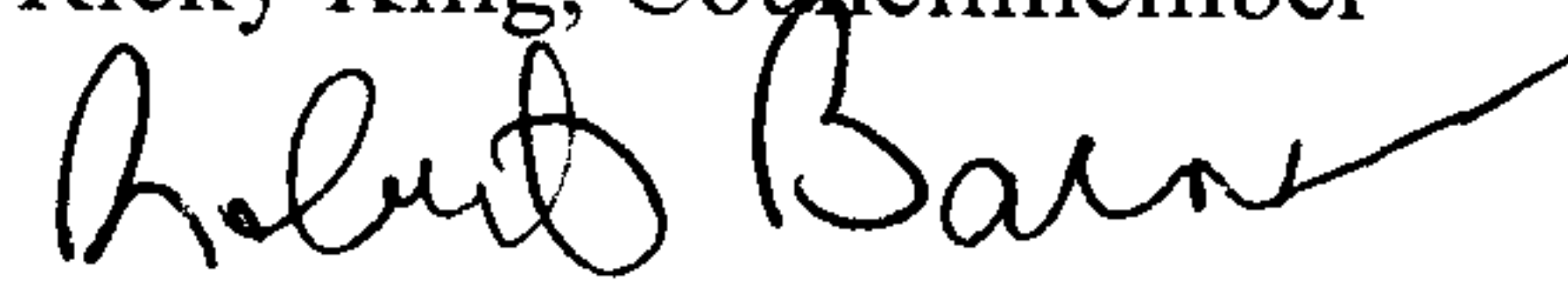
Be it further ordained that the subject properties shall be zoned to the B-2 (Commercial) zoning district under the City's ordinance effective immediately upon the said properties becoming a part of the corporate area of the City of Chelsea.



S. Earl Niven, Mayor


Tony Picklesimer, Councilmember

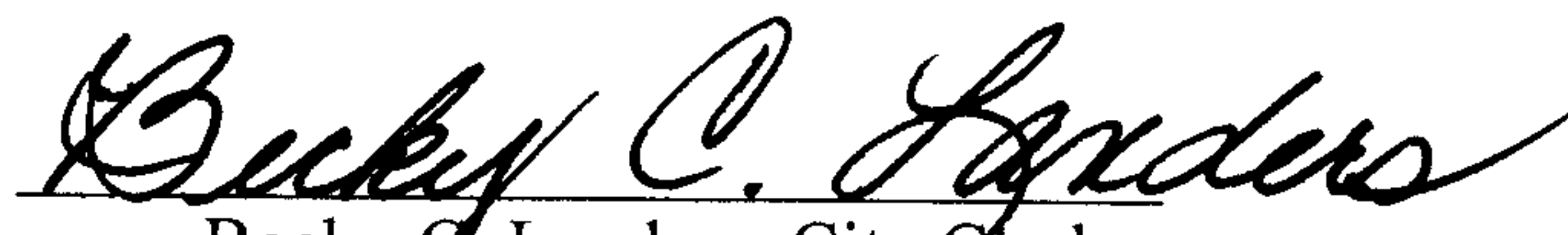

Jeffrey M. Denton, Councilmember


Ricky King, Councilmember


Robert Barnes, Councilmember


Juanita J. Champion, Councilmember

Passed and approved this 4th day of August, 2009


Becky C. Landers, City Clerk



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Shelby Cnty Judge of Probate, AL
08/11/2009 03:24:33 PM FILED/CERT

Exhibit "A"



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Shelby Cnty Judge of Probate, AL
08/11/2009 03:24:33 PM FILED/CERT

City Clerk
City of Chelsea
P.O. Box 111
Chelsea, Alabama 35043

Petition for Annexation

The undersigned owner(s) of the property which is described in the attached "Exhibit **B**" and which either is contiguous to the corporate limits of the City of Chelsea, or is a part of a group of properties which together are contiguous to the corporate limits of Chelsea, do hereby petition the City of Chelsea to annex said property into the corporate limits of the municipality, contingent upon the acceptance of the terms and conditions of an Annexation Agreement in form and substance acceptable to the undersigned and the City of Chelsea. The undersigned is not willing to submit said property to annexation into the corporate limits of Chelsea unless the Annexation Agreement is duly approved, authorized, executed and binding upon the City of Chelsea. If the subject property is annexed into the City of Chelsea and the Annexation Agreement is found to be unenforceable or is not honored by the City of Chelsea, then the undersigned reserves the right to have the subject property deannexed. Any approval by the City of Chelsea of this Petition for Annexation must include and incorporate the provisions of this petition and the provisions of the Annexation Agreement, as approved by both the undersigned and the City of Chelsea.

Signed on the 31 day of JUNE, 2009

Karen Henderson
Witness

Chelsea Crossroads, L.L.C
By: 280 Properties, LLC
Owner Signature County H. Mason, member

COURTNEY H. MASON, member
Print Name ON BEHALF OF ABOVE LIMITED
LIABILITY
COMPANIES

P.O. Box 381208
Mailing Address BIRMINGHAM, AL 35238

Highway 280, Highway 39 & Shelby County
Property Address (if different) Highway 280

205-329-5006
Telephone Number (Day)

205-329-5006
Telephone Number (Evening)
280 PROPERTIES L.L.C
By: Courtney H. Mason, member
Owner Signature

COURTNEY H. MASON JR. AS member
Print Name

PO Box 391208
Mailing Address BIRMINGHAM, AL 35238

SAME AS ABOVE
Property Address (if different)

205-329-5006
Telephone Number (Day)

205-329-5004

Number of people on property 0
Proposed Property Usage (Circle One)
Commercial or Residential

(All owners listed on the deed must sign)

Exhibit "B"
Legal Description



COMMITMENT FOR TITLE INSURANCE
SCHEDULE A – PARAGRAPH 4
(continued)

LEGAL DESCRIPTION

Part of the NE ¼ of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing 1 ½" iron rebar being the locally accepted NE corner of the SE ¼ of the NE ¼ of said Section 26, run in a southerly direction along the east line of said ¼ - ¼ section for a distance of 1003.43 feet to an existing iron rebar set by Weygand and being on the north right of way line of U.S. Highway 280; thence turn an angle to the right of 92°40'28" and run in a westerly direction along the north right of way line of said U.S. Highway 280 for a distance of 497.73 feet to an existing iron rebar set by Weygand and being the point of beginning of a curve, said curve being concave in a southerly direction and having a central angle of 6°13'34" and a radius of 11,571.30 feet; thence turn an angle to the left and run in a westerly direction along the north right of way line of said U.S. Highway 280 and along the arc of said curve for a distance of 1257.41 feet to an existing concrete right of way monument; thence turn an angle to the right of (45°11'01" from the chord of last mentioned curve) and run in a northwesterly direction for a distance of 133.80 feet to an existing concrete right of way monument being on the east right of way line of Shelby County Highway No. 39; thence turn an angle to the right of 49°16'59" and run in a northerly direction for a distance of 95.28 feet to an existing concrete right of way monument still being on the east right of way line of Shelby County Highway No. 39; thence turn an angle to the left of 95°08'57" and run in a westerly direction for a distance of 36.358 feet to an existing iron set by Weygand and being on the east right of way line of Shelby County Highway No. 39 (prescriptive rights) and said point being on a curve, said curve being concave in a westerly direction and having a central angle of 18°51'01" and a radius of 302.0 feet; thence turn an angle to the right of (80°59'47" to the chord of said curve) and run in a northerly and northwesterly direction along the arc of said curve and along the east right of way of said Shelby County Highway No. 39 for a distance of 99.36 feet to an existing iron rebar set by Weygand; thence run in a northwesterly direction along a line tangent to the end of said curve and along the east right of way line of said Shelby County Highway No. 39 for a distance of 258.64 feet to an existing iron rebar set by Weygand, being the point of beginning of a curve, said curve being concave in an easterly direction and having a central angle of 4°14'54" and a radius of 600.0 feet; thence turn an angle to the right and run in a

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

ALTA Commitment (6-17-06)

Commitment No. 135399-A
Schedule A-Paragraph 4 – Continued



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Shelby Cnty Judge of Probate, AL
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Shelby Cnty Judge of Probate, AL
08/11/2009 03:24:33 PM FILED/CERT



**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A – PARAGRAPH 4
(continued)**

northwesterly direction along the east right of way line of said Shelby County Highway No. 39 and along the arc of said curve for a distance of 44.49 feet to an existing iron rebar set by Weygand and being a point of compound curve, said newest curve being concave in an easterly direction and having a central angle of 89°43'14" and a radius of 25.0 feet; thence turn an angle to the right and run in a northwesterly, northerly and northeasterly direction along the arc of said curve for a distance of 39.15 feet to an existing cross cut in a concrete and being on the southeast right of way line of Old Shelby County Highway 280 and said point being a point of reverse curve, said latest curve being concave in northwesterly direction and having a central angle of 2°28'02" and a radius of 2904.66 feet; thence turn an angle to the left and run in a northeasterly direction along the southeast right of way line of said Old Shelby County Highway 280 for a distance of 125.07 feet to an existing #3 iron rebar; thence turn an angle to the right (106°13'53" from the chord of last mentioned curve) and run in a southerly direction for a distance of 155.19 feet to an existing #5 iron rebar; thence turn an angle to the left of 107°00'59" and run in a northeasterly direction for a distance of 100.24 feet to an existing #5 iron rebar; thence turn an angle to the left of 91°49' and run in a northwesterly direction for a distance of 150.0 feet to an existing #5 iron rebar being on the southeast right of way line of said Shelby County Highway 280; thence turn an angle to the right of 90°23'15" and run in a northeasterly direction along the southeast right of way line of said Shelby County Highway 280 for a distance of 934.42 feet to an existing open top pipe; thence turn an angle to the right of 0°16'09" and run in a northeasterly direction along the southeast right of way line of Shelby County Highway 280 for a distance of 44.45 feet to an existing #5 iron rebar; thence turn an angle to the right of 17°46'07" and run in an easterly direction along the north line of the SE ¼ of the NE ¼ of said Section 26 for a distance of 451.83 feet to a point in the center of a existing creek; thence turn an angle to the left of 52°00'58" and run in a northeasterly direction along the center of an existing creek for a distance of 24.95 feet; thence turn an angle to the left of 16°30'17" and run in a northeasterly direction along the centerline of an existing creek for a distance of 31.62 feet; thence turn an angle to the left of 74°19'30" and run in a northwesterly direction for a distance of 20.69 feet to a point in the center of an existing creek; thence turn an angle to the right of 14°43'11" and run in a northwesterly direction along the centerline of an existing creek for a distance of 48.92 feet; thence turn an angle to the left of 18°6'27" and run in a northwesterly direction for a distance of 25.62 feet to a point in the center of the existing creek; thence turn an angle to the right of 23°20' and run in a northwesterly direction along the center of an existing creek for a distance of 19.03 feet to a point of intersection



**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A – PARAGRAPH 4
(continued)**

with the southerly right of way line of Shelby County Highway 280; thence turn an angle to the right of 104°45'44" and run in a northeasterly direction along the southeast right of way line of Shelby County Highway 280 for a distance of 515.56 feet to an existing axle being on the east line of the NE ¼ of the NE ¼ of said Section 26; thence turn an angle to the right of 108°55' and run in a southerly direction along the east line of said NE ¼ of NE ¼ for a distance of 290.82 feet, more or less, to the point of beginning.



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Shelby Cnty Judge of Probate, AL
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This commitment is invalid unless the Insuring
Provisions and Schedules A and B are attached.

Commitment No. 135399-A
Schedule A-Paragraph 4 – Continued

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) 280 Properties, L.L.C.
(Address) P. O. Box 230187
Birmingham, Alabama 35236

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thousand and No/100ths - - - - - (\$100,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

The Estate of Erskine L. Ellis, Deceased
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

280 Properties, L.L.C., a limited liability company
(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

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

Inst # 1998-05276

02/18/1998-05276
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MEL 111.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 16th
day of February, 19 98.

Estate of Erskine L. Ellis, Deceased

By: Hewitt L. Conwill (Seal)
Hewitt L. Conwill, Executor

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of Alabama)
County of Shelby)

General Acknowledgment

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Hewitt L. Conwill, whose name as Executor of the Estate of Erskine L. Ellis, Deceased, 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, in his capacity as such Executor, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HANDS THIS THE 16TH DAY OF FEBRUARY 1998.

My Commission Expires: 2-20-99

Notary Public

PEGGY L. HUGHES
MY COMMISSION



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Shelby Cnty Judge of Probate, AL
08/11/2009 03:24:33 PM FILED/CERT

Exhibit A

A parcel of land in the South Half of the Northeast Quarter of Section 26, Township 19 South, Range One West, Shelby County, Alabama: described as follows:

Begin at the Northeast corner of the South Half of said quarter section:
Thence run South along the East quarter-quarter line 1003.79 feet to a point on the North right-of-way (r.o.w.) of U.S. Highway #280,
Thence turn Right 92 deg. 38 min. 50 sec. and run West 497.73 feet along said r.o.w. to the point of a counter-clockwise curve having a Delta angle of 06 deg. 12 min. 21 sec. and a Radius of 11,609.16 feet;
Thence run along the Arc of said r.o.w. curve 1257.41 feet,
Thence turn Right 48 deg. 18 min. 27 sec. from Tangent and run Northwest along said r.o.w. 133.80 feet,
Thence turn Right 49 deg. 19 min. 13 sec. and run North 95.16 feet along said r.o.w.,
Thence turn Left 95 deg. 09 min. 10 sec. and run West 121.35 feet along said r.o.w.,
Thence turn Left 85 deg. 25 min. 22 sec. and run South 102.76 feet along said r.o.w.,
Thence turn Right 41 deg. 21 min. 09 sec. and run Southwest 153.69 feet along said r.o.w. to the point of a counter-clockwise curve having a Delta angle of 03 deg. 01 min. 11 sec. and a Radius of 11,609.16 feet,
Thence turn Right 38 deg. 59 min. 32 sec to Tangent and run along the arc of said curve 611.85 feet to a point on the West line of the South Half of said Northeast quarter section,
Thence turn Right 97 deg. 43 min. 58 sec. from Tangent and run North 359.02 feet along said quarter-quarter line,
Thence turn Right 89 deg. 51 min 14 sec. and run East 607.55 feet,
Thence turn Left 89 deg. 30 min. 00 sec. and run North 302.40 feet to a point on a the South r.o.w. of Shelby County Highway # 280, on a counter-clockwise curve having a Delta angle of 01 deg. 00 min. 03 sec. and a Radius of 2904.66 feet,
Thence turn Right 75 deg. 07 min. 17 sec. to Chord and run Northeast along said chord and r.o.w. 50.73 feet to the Centerline of Shelby County Highway # 39 (r.o.w. by prescription),
Thence turn Right 84 deg. 45 min. 13 sec. from Chord and run Southeast along said centerline 279.32 feet,
Thence turn Left 70 deg. 32 min. 43 sec. and run East 1020.39 feet,
Thence turn left 90 deg. 24 min. 54 sec. and run Northwest 624.20 feet to a point on the South r.o.w. of said County Highway,
Thence turn Right 72 deg. 07 min. 17 sec. and run Northeast 44.44 feet along said r.o.w.,
Thence turn Right 18 deg. 02 min. 12 sec. and run East 886.81 feet along said quarter-quarter line to THE POINT OF BEGINNING.
Containing 33.53 acres acres net. LESS AND EXCEPT any part lying within the r.o.w. of Shelby County Highway #39.

Inst # 1998-05276

02/18/1998-05276
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE & PROBATE
002 NO. 111.00

Handwritten signature/initials.



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Shelby Cnty Judge of Probate, AL
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Exhibit "A"

A Parcel of land in the SW 1/4 of NE 1/4 of Section 26, Township 19 South, Range 1 West, described as follows:

Commence at the NW corner of said 1/4-1/4 Section; thence run East along the North 1/4-1/4 line 526.20 feet to a private road; thence turn right 70 deg. 47 min. 49 sec. and run southeast 391.27 feet to the South right of way of Shelby County Highway #280 (80 foot right of way) and the center line of Shelby County Highway #39 (right of way by prescription and the point of beginning; thence continue last courses 279.32 feet along the center line of said Highway #39; thence turn left 70 deg. 32 min. 43 sec. and run east 288.93 feet; thence turn left 89 deg. 32 min. 01 sec. and run north 386.18 feet to a point on the South right of way of said Highway #280; thence turn left 109 deg. 07 min. 04 sec. And run southwest 172.63 feet along said right of way; thence turn left 90 deg. 00 min. 00 sec. and run southeast 150.00 feet; thence turn right 91 deg. 27 min. 00 sec. and run southwest 97.49 feet; thence turn right 106 deg. 23 min. 30 sec. and run north 155.07 feet to a point on a clockwise curve on said South right of way of Highway #280; said curve having a delta angle of 03 deg. 35 min. 05 sec. and a radius of 2904.66 feet and chord of 181.70 feet; thence turn left 105 deg. 40 min. 21 sec. to the chord and run along the arc of said curve 181.73 feet to the point of beginning.

Less and Except any portion of the land lying with in road right of way.

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Shelby Cnty Judge of Probate, AL
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Inst # 1998-13390

04/15/1998-13390
10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 61.00

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTY THOUSAND AND NO/100THs (\$50,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Timothy L. Crawford, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto 280 Properties, L.L.C. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached as Exhibit "A"

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


GRANTEES' ADDRESS: 1904 Indian Lake Drive, Suite 100, Birmingham, AL 35244

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODE OF THE STATE OF ALABAMA.

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7th day of April, 1998.

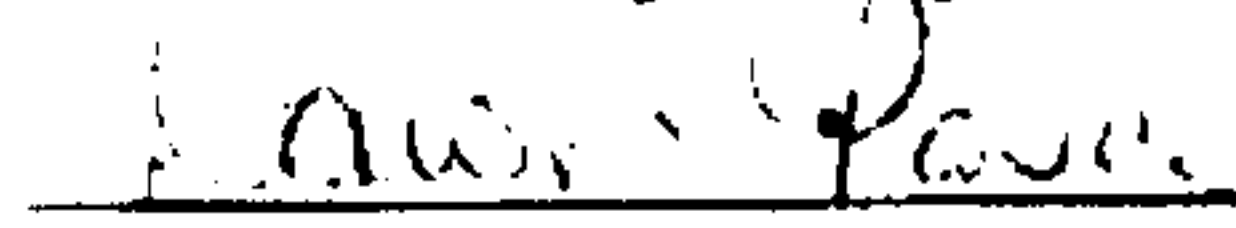
 (SEAL)
Timothy L. Crawford

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy L. Crawford, a married man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of April A.D., 1998


Notary Public
my Commission Expires
3/30/2000

Inst # 1998-13390

04/15/1998-13390
10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 61.00


20090811000309350 12/19 \$65.00
Shelby Cnty Judge of Probate, AL
08/11/2009 03:24:33 PM FILED/CERT

Inst # 1998-13390

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND & NO/100....
(\$165,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, we Yasar Gokturk
and wife, Edibe Gokturk (herein referred to as grantor, whether one or more),
grant, bargain, sell and convey unto 280 Properties, L.L.C. (herein referred to as
grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

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

GRANTEES' ADDRESS: P. O. Box 230187, Birmingham, Alabama 35236.

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns
forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and
administrators, covenant with said grantee, his, her or their heirs and assigns,
that I am (we are) lawfully seized in fee simple of said premises; that they are
free from all encumbrances, unless otherwise stated 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
grantee, his, her or their heirs and assigns forever, against the lawful claims of
all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of
February, 1998.

Yasar Gokturk by Ahmed Bilal Gokturk,
his Attorney in Fact

Yasar Gokturk by Ahmed Bilal Gokturk, his
Attorney in Fact
Edibe Gokturk by Ahmed Bilal Gokturk her
Attorney in Fact

State of Virginia
County of Henrico

General Acknowledgment

I, the undersigned, a Notary Public, in and for said County in said State,
hereby certify that Ahmed Bilal Gokturk, whose name as Attorney In Fact for
Yasar Gokturk and Edibe Gokturk, 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, in his capacity as such Attorney in Fact,
executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS 19th DAY OF FEBRUARY, 1998

My Commission Expires: 5/31/2000

Don P. Pickett

Inst # 1998-07614



20090811000309350 13/19 \$65.00
Shelby Cnty Judge of Probate, AL
08/11/2009 03:24:33 PM FILED/CERT

03/05/1998-07614
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCS 178.00

Inst # 1998-07614

Exhibit A

A parcel of land in the South Half of the Northeast Quarter of
Section 26, Township 19 South, Range One West, Shelby County, Alabama:
described as follows:

Commence at the Northeast corner of the South Half of said quarter
section:

Thence run West along the North quarter-quarter line 886.81 feet to a
point on the South right-of-way (r.o.w.) of Shelby County Highway #280,
Thence turn Left 18 deg. 02 min. 12 sec. and run Southwest 253.40 feet
along said r.o.w. to THE POINT OF BEGINNING:

Thence continue last course 552.91 feet, (deed 562.60)

Thence turn Left 70 deg. 52 min. 56 sec. and run South 386.18 feet,

Thence turn Left 90 deg. 27 min. 59 sec. and run East 651.47 feet,

Thence turn left 102 deg. 23 min. 26 sec. and run Northwest 571.73 feet
to THE POINT OF BEGINNING. Containing 6.5 acres, more or less.

All being situated in Shelby County, Alabama.



Inst # 1998-07614

03/05/1998-07614
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOR MCD 178.00



20090811000309350 14/19 \$65.00
Shelby Cnty Judge of Probate, AL
08/11/2009 03:24:33 PM FILED/CERT

Exhibit "A"

A parcel of land in the southeast 1/4 of the northeast 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the northwest corner of said 1/4-1/4 section; thence southerly along the west line of said 1/4-1/4 section, 179.06 feet to a point on the south right of way line of Old Highway #280; thence north 73 degrees 15 minutes east 236.60 feet to the point of beginning of the property being described; thence continue along last described course 208.93 feet to a point; thence south 2 degrees 15 minutes east 624.57 feet to a point; thence north 82 degrees 58 minutes west 80.15 feet to a point; thence north 14 degrees 42 minutes west 571.88 feet to the point of beginning.

Situated in Shelby County, Alabama.

Minerals and mining rights excepted.

PK
PA

Inst. # 1998-44176

11/05/1998-44176
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002-300 225.00



20090811000309350 15/19 \$65.00
Shelby Cnty Judge of Probate, AL
08/11/2009 03:24:33 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
280 Properties, L.L.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Twenty-Five Thousand and 00/100 (\$225,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Roger C. Kennedy and Cheryl A. Kennedy, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, 280 Properties, L.L.C., a limited liability company, (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:

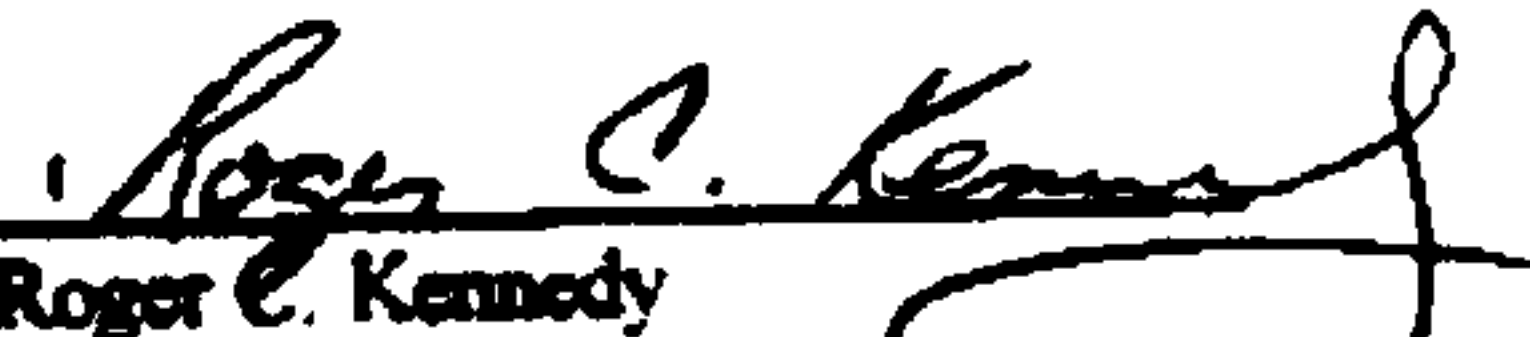
See Attached Exhibit A for Legal Description

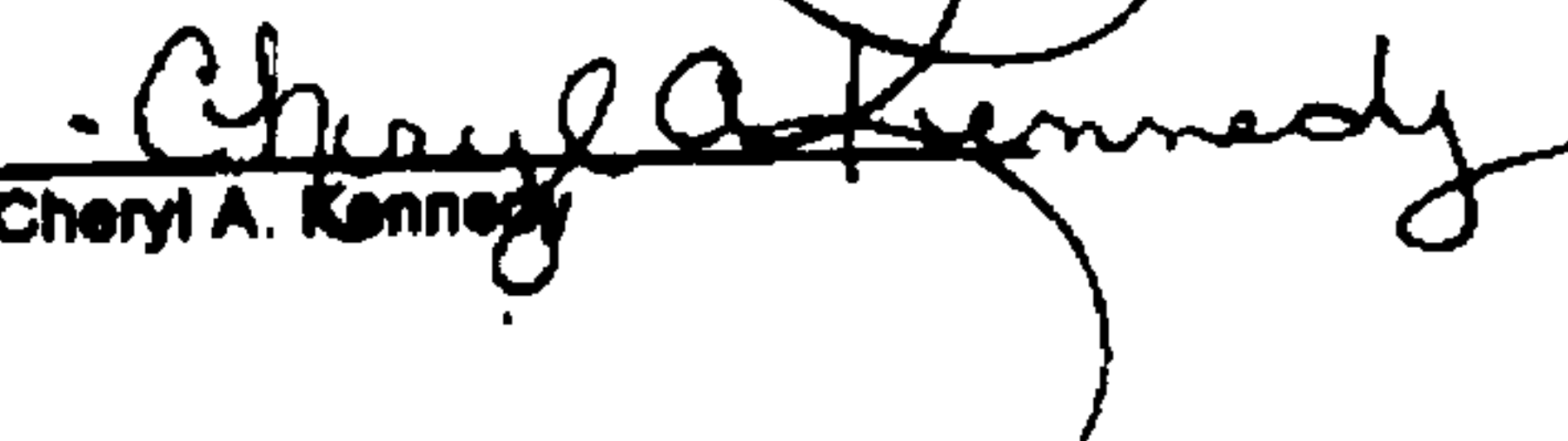
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

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 GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' 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 GRANTORS have hereunto set their hands and seals this the 6th day of November, 1998.


Roger C. Kennedy


Cheryl A. Kennedy

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Roger C. Kennedy and Cheryl A. Kennedy, husband and wife 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of November, 1998.


NOTARY PUBLIC

My Commission Expires: 2-20-99

PEGGY L. MUSTREE
MY COMMISSION EXPIRES
2/20/99

Inst # 1998-44176



20090811000309350 16/19 \$65.00
Shelby Cnty Judge of Probate, AL
08/11/2009 03:24:33 PM FILED/CERT

11/09/1998-44176
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JLB

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS
280 Properties, L.L.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN THOUSAND AND NO/100THS (\$10,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Gary Shelby, a single individual, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, 280 Properties, L.L.C., a limited liability company, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

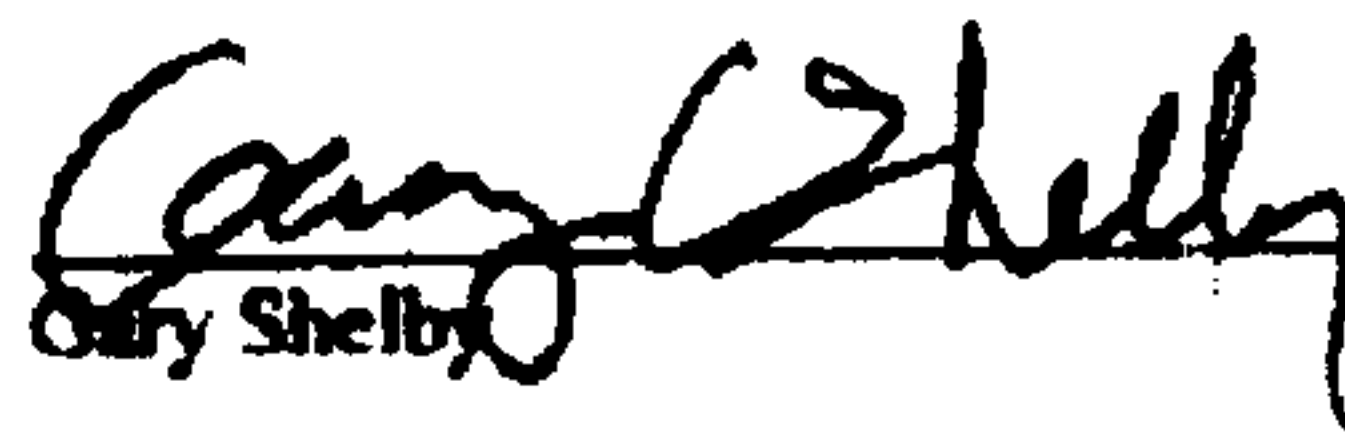
See Attached Exhibit A for Legal Description

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, 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 GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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 7 day of February, 2000.



Gary Shelby

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gary Shelby, a single individual, 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of February, 2000.


NOTARY PUBLIC
My Commission Expires: 3-24-02

Inst # 2000-04214

02/10/2000-04214
07:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 C31 21.00



20090811000309350 17/19 \$65.00
Shelby Cnty Judge of Probate, AL
08/11/2009 03:24:33 PM FILED/CERT

Exhibit A

A parcel of land in the North $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Begin at the Southeast corner of the North $\frac{1}{2}$ of said NE $\frac{1}{4}$; thence run West along the South line of the South $\frac{1}{2}$ of said NE $\frac{1}{4}$ a distance of 440.00 feet to a point on Little Creek Branch; thence turn right 65 deg. 50 min. 47 sec. and run Northwest along said Branch to a point on the Southeast right of way of Shelby County Highway #280 (chord distance 139.29 feet); thence turn right from chord 90 deg. 05 min. 37 sec. and run Northeast along said right of way a distance of 528.10 feet to a point on the East line of said NE $\frac{1}{4}$; thence turn right 109 deg. 03 min. 37 sec. and run South along said $\frac{1}{4}$ line a distance of 290.51 feet to the point of beginning; being situated in Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
08/11/2009 03:24:33 PM FILED/CERT

Inst # 2000-04214



02/10/2000-04214
07:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
202 231 21.00

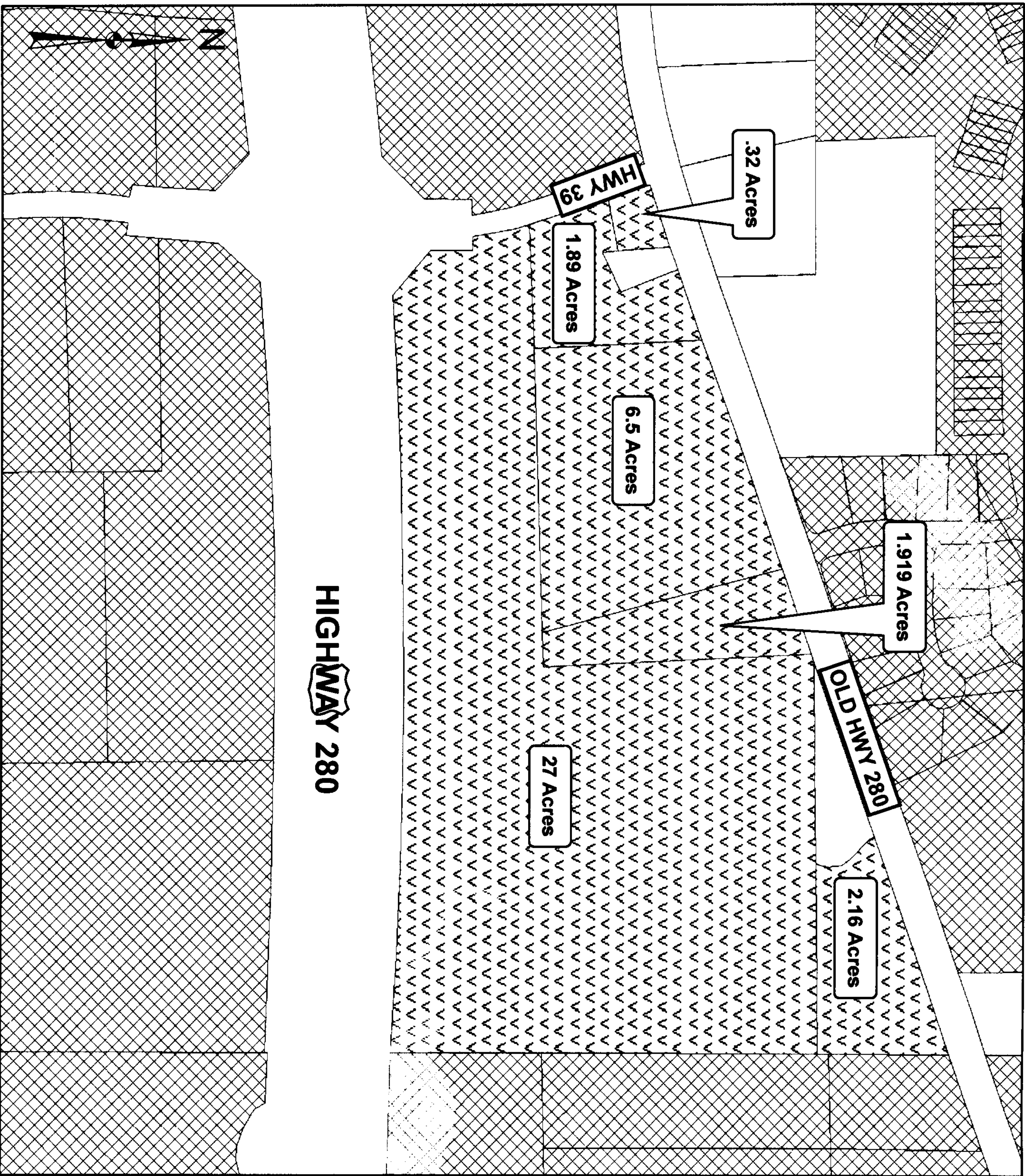


20090811000309350 19/19 \$65.00
Shelby Cnty Judge of Probate, AL
08/11/2009 03:24:33 PM FILED/CERT

Exhibit C
X-09-08-04-464

Tax ID
09-07-26

-  Chelsea City Limits
-  Area to be Annexed



280 PROPERTIES ANNEXATION