

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 Fifty Thousand and 00/100 (\$250,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Weldon Properties, L.L.C., 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:

A parcel of land located in the NE 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Begin at the most Northerly corner of Lot 32, Twin Oaks, as recorded in Map Book 22 page 108 in the Probate Office of Shelby County, Alabama; thence North 21 deg. 33 min. 41 sec. East a distance of 63.88 feet; thence South 43 deg. 00 min. 43 sec. East a distance of 220.64 feet to the most Northerly corner of Lot 21 of said Twin Oaks; thence South 56 deg. 07 min. 44 sec. West along the Northwesterly line of said Lot 21 a distance of 133.57 feet; thence North 46 deg. 03 min. 57 sec. West a distance of 59.75 feet to a point on the Easterly line of aforesaid Lot 32; thence North 8 deg. 27 min. 24 sec. West along said Easterly line a distance of 136.39 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, subject to a 25 foot wide ingress/egress easement being more particularly described as follows: Commence at the most Northerly corner of Lot 32, Twin Oaks, as recorded in Map Book 22 page 108 in the Office of the Judge of Probate of Shelby County, Alabama; thence North 21 deg. 33 min. 41 sec. East a distance of 36.23 feet to the point of beginning; thence continue along last described course a distance of 27.68 feet; thence South 43 deg. 0 min. 43 sec. East a distance of 118.83 feet; thence South 46 deg. 59 min. 17 sec. West a distance of 25.00 feet; thence North 43 deg. 00 min. 43 sec. West a distance of 106.94 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.

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 18th day of September, 2009.

Weldon Properties, L.L.C.

By: Norman Saia, Jr., Member



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Shelby Cnty Judge of Probate, AL
09/18/2009 02:24:02 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Norman Saia, Jr., whose name as Member of Weldon Properties, L.L.C., 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 18th day of September, 2009.

Marius Zaudman
NOTARY PUBLIC

My Commission Expires: 10-26-2010



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