


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

Send Tax Notice To:
City of Chelsea


20100322000081630 1/5 \$24.00
Shelby Cnty Judge of Probate, AL
03/22/2010 09:54:52 AM FILED/CERT

STATE OF ALABAMA

)

WARRANTY DEED

:

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and No/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Foothills Partners, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **City of Chelsea**, (hereinafter referred to as GRANTEE), 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 2009 and subsequent years not yet due and payable until October 1, 2009.
Existing covenants and restrictions, easements, building lines and limitations of record.

Preparer of this conveyance makes no representation as to the status of the title of the property herein conveyed.


This instrument is executed as required by the Articles of Organization and Operational Agreement of said LLC and same have not been modified or amended.


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, and to its successors and/or assigns, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and/or assigns, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S successors and/or assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal of office, this the 22nd day of June, 2009.

Foothills Partners, LLC
an Alabama limited liability company


William D. Acton,
Managing Partner


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STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William D. Acton, whose name as Managing Partner of Foothills Partners, LLC, an Alabama limited liability company, 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, he, in his capacity as such Managing Partner, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of June, 2009.


NOTARY PUBLIC
My Commission Expires: 5-1-2011

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Parcel of Land situated in the Northwest quarter of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of Lot 23, Foothills Point, Third Sector, as recorded in Map Book 35, Page 136, in the Office of the Judge of Probate, Shelby County, Alabama; said point also being on the Northeast right of way line of Foothills Parkway in Foothills Point, as recorded in Map Book 32, Page 33, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Northeasterly direction along the Southeast line of said Lot 23 for a distance of 89.48 feet to a point at the Northeast corner of said Lot 23, said point also being the Southeast corner of Lot 22 in said Foothills Point, Third Sector; thence turn an angle to the right of 06 degrees, 41 minutes, 05 seconds and run in a Northeasterly direction along the Southeast line of said Lot 22 for a distance of 60.00 feet to a point at the Northeast corner of said Lot 22, said point also being Southeast corner of Lot 21 in said Foothills Point, Third Sector; thence turn an angle to the right of 06 degrees, 58 minutes, 30 seconds and run in a Northeasterly direction along the Southeast line of said Lot 21 for a distance of 58.01 feet to a point at the Northeast corner of said Lot 21, said point also being at the Southeast corner of Lot 20 in Foothills Point, Third Sector; thence turn an angle to the right of 06 degrees, 54 minutes, 59 seconds and run in a Northeasterly direction along the Southeast line of said Lot 20 for a distance of 59.01 feet to a point at the Northeast corner of said Lot 20, said point also being at the Southernmost point of Lot 19 in said Foothills Point, Third Sector; thence turn an angle to the right of 06 degrees, 56 minutes, 04 seconds and run in a Northeasterly direction along the Southeast line of said Lot 19 for a distance of 61.02 feet to a point at the Northeast corner of said Lot 19, said point also being at the Southernmost corner of Lot 18 in said Foothills Point, Third Sector; thence turn an angle to the right of 02 degrees, 14 minutes, 53 seconds and run in a Northeasterly direction along the Southeast line of Lots 18 through 12 in said Foothills Point, Third Sector for a distance of 490.00 feet to a point at the Northeast corner of said Lot 12; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction along the Northeast line of said Lot 12 for a distance of 90.00 feet to a point at the Northernmost corner of said Lot 12, said point also being on the Southeast right of way line of Foothills Trace in said Foothills Point, Third Sector; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction along said Southeast right of way line for a distance of 66.72 feet to a point; thence turn an angle to the right of 36 degrees, 56 minutes, 32 seconds and run in an Easterly direction for a distance of 85.78 feet to a point; thence turn an angle to the right of 69 degrees, 43 minutes, 50 seconds and run in a Southeasterly direction for a distance of 199.85 feet to a point; thence turn an angle to the left of 58 degrees, 50 minutes, 32 seconds and run in a Southeasterly direction for a distance of 55.69 feet to a point; thence turn an angle to the left of 37 degrees, 43 minutes, 52 seconds and run in a Northeasterly direction for a distance of 27.29 feet to a point; thence turn an angle to the left of 13 degrees, 07 minutes, 10 seconds and run in a Northeasterly direction for a distance 66.06 feet to a point; thence turn an angle to the right of 22 degrees, 53 minutes, 59 seconds and run in a Northeasterly direction for a distance of 43.61 feet to a point; thence turn an angle to the right of 34 degrees, 54 minutes, 34 seconds and run in a Southeasterly direction for a distance of 43.40 feet to a point; thence turn an angle to the right of 39 degrees, 26 minutes, 15 seconds and run in a Southeasterly direction for a distance of 76.05 feet to a point; thence turn an angle to the right of 34 degrees, 32 minutes, 17 seconds and run in a Southerly direction for a distance of 17.11 feet to a point on the North line of Lot 7, in Foothills of Chelsea, First Sector, as recorded in Map Book 29, Page 37, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 45 degrees, 36 minutes, 12 seconds and run in a Southwesterly direction along the North line of said Lot 7 for a distance of 50.61 feet to a point; thence turn an angle to the right of 17 degrees, 07 minutes, 05 seconds and run in a Southwesterly direction along the North line of Lot 7 for a distance of 67.89 feet to a point; thence turn an angle to the right of 13 degrees, 15 minutes, 43 seconds and run in Southwesterly direction along the North line of said Lot 7 for a distance of 99.65 feet to a point; thence turn an angle to the left of 53 degrees, 12 minutes, 04 seconds and run in a Southwesterly direction along the North line of said Lot 7 for a distance of 100.38 feet to a point; thence turn an angle to the right of 33 degrees, 07 minutes, 01 seconds and run in a Southwesterly direction along the Northwest line of said Lot 7 for a distance of 159.54 feet to a point; thence turn an angle to the left of 69 degrees, 51 minutes, 53 seconds and run in a Southeasterly direction along the West line of said Lot 7 for a distance of 43.09 feet to a point; thence turn an angle to the right of 11 degrees, 25 minutes, 34 seconds and run in a Southeasterly direction along the West line of said Lot 7 for a distance of 32.18 feet to the point; thence turn an angle to the right of 24 degrees, 17 minutes, 24 seconds and run in Southwesterly direction along the West line of said Lot 7 for a distance of 57.83 feet to a point; thence turn an angle to the right of 16 degrees, 06 minutes, 58 seconds and run in a Southwesterly direction along the West line of said Lot 7 for a distance of 102.14 feet to a point at the Southwest corner of said Lot 7, said point also being at the Northeast corner of Lot 6 in said Foothills of Chelsea, First Sector; thence turn an angle to the right of 13 degrees, 03 minutes, 44 seconds and run in a Southwesterly direction along the Northwest line of said Lot 6 for a distance of 85.68 feet to a point; thence turn an angle to the left of 16 degrees, 19 minutes, 36 seconds and run in a Southwesterly direction along the Northwest line of said Lot 6 for a distance of 80.71 feet to a point at the Northwest corner of said Lot 6, said point also being the Northeast corner of Lot 5B in A Resurvey of Lot 5, Foothills of Chelsea, First Sector, as recorded in Map Book 31, Page 139, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 13 degrees, 59 minutes, 10 seconds and run in a Southwesterly direction along the Northwest line of Lot 5B & Lot 5A in said Resurvey of Lot 5 Foothills of Chelsea, First Sector, for a distance of 232.64 feet to a point at the Northwest corner of said Lot 5A; said point also being on Northeast right of way line of Foothills Parkway in said Foothills of Chelsea, First Sector; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction along the Northeast right of way line of said Foothills Parkway for a distance of 345.72 feet to a point on a curve to the left, having a central of 05 degrees, 39 minutes, 22 seconds, and a radius of 305.00 feet; thence run in a Northwesterly direction along the Northeast right of way line of said Foothills Parkway and along the arc of said curve for a distance of 30.11 feet to the point of beginning.

Less and Except:

A Common Area parcel recorded in Instrument # 20070223000084810 and being described as

PARCEL 1: the 20' strip of land running along the westerly boundaries of Lots 12 through 23, inclusive, according to the subdivision plat of Foothills Point Third Sector as recorded in Map Book 35, Page 136 in the Office of the Judge of Probate of Shelby County, Alabama.

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A Parcel of Land situated in the Northwest quarter of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of Lot 7, in Foothills Point, as recorded in Map Book 32, Page 33, in the Office of the Judge of Probate, Shelby County, Alabama; said point also being the Southeast corner of Lot 8 in said Foothills Point, thence run in an Easterly direction along the South line of said Lot 7 for a distance of 30.63 feet to the point of beginning; thence turn an angle to the left of 32 degrees, 49 minutes, 37 seconds and run in a Northeasterly direction along the Southeast line of Lot 7 through Lot 1 in said Foothills Point for a distance of 497.54 feet to a point at the Southeast corner of said Lot 1; thence turn an angle to the left of 90 degrees, 48 minutes, 32 seconds and run in a Northwesterly direction along the Northeast line of said Lot 1 for a distance of 119.23 feet to a point at the Northeast corner of said Lot 1; said point also being on the Southeast right-of-way line of Foothills Parkway in said Foothills Point, thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction along said Southeast right-of-way line for a distance of 113.40 feet to a point at the Northwest corner of Lot 57 in Foothills Point, Second Sector, as recorded in Map Book 32, Page 69, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Southeasterly direction along the Southwest line of said Lot 57 for a distance of 178.25 feet to a point at the Southwest corner of said Lot 57; thence turn an angle to the left of 78 degrees, 20 minutes, 24 seconds and run in a Northeasterly direction along the Southeast line of said Lot 57 for a distance of 54.47 feet to a point at the Southeast corner of said Lot 57, also being the Southwest corner of Lot 58 in said Foothills Point, Second Sector, thence turn an angle to the right of 17 degrees, 32 minutes, 26 seconds and run in a Northeasterly direction along the South line of said Lot 58 for a distance of 53.83 feet to a point at the Southeast corner of said Lot 58; said point also being at the Southwest corner of Lot 59 in said Foothills Point, Second Sector, thence turn an angle to the right of 34 degrees, 08 minutes, 50 seconds and run in a Southeasterly direction along the Southwest line of said Lot 59 for a distance of 74.96 feet to a point at the Southeast corner of said Lot 59; thence turn an angle to the left of 69 degrees, 36 minutes, 57 seconds and run in a Northeasterly direction along the Southeast line of said Lot 59 for a distance of 120.84 feet to a point on the Southwest right-of-way line of said Foothills Parkway; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Southeasterly direction along said Southwest right-of-way line for a distance of 298.33 feet to a point at the Northernmost corner of Lot 13 in Foothills of Chelsea, Third Sector, as recorded in Map Book 33, Page 82, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction along the Northwest line of said Lot 13 for a distance of 251.09 feet to a point at the Northwest corner of said Lot 13; thence turn an angle to the right of 39 degrees, 54 minutes, 13 seconds and run in a Westerly direction for a distance of 778.24 feet to the point of beginning. Said parcel of land containing 5.2 acres, more or less.

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A Parcel of Land situated in the Northwest quarter of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of a temporary easement for a turn-around, in Foothills Point, Third Sector, as recorded in Map Book 35, Page 136, in the Office of the Judge of Probate, Shelby County; said point also being on the Northwest right-of-way line of Foothills Trace in said Foothills Point, Third Sector; thence run in a Westerly direction along the North line of said temporary easement for a distance of 149.75 feet to the point of beginning; thence turn an angle to the left of 36 degrees, 56 minutes, 32 seconds and run in a Southwesterly direction along the Northwest line of said temporary easement and also Lots 11 through 7 in said Foothills Point, Third Sector for a distance of 355.24 feet to a point at the Northwest corner of said Lot 7; said point also being at the Northeast corner of Lot 6 in said Foothills Point, Third Sector; thence turn an angle to the left of 01 degrees, 00 minutes, 46 seconds and run in a Southwest direction along the Northwest line of said Lot 6 for a distance of 70.29 feet to a point at the Southwest corner of said Lot 6; said point also being at the Northeast corner of Lot 5 in said Foothills Point, Third Sector; thence turn an angle to the left of 05 degrees, 20 minutes, 42 seconds and run in a Southwesterly direction along the Northwest line of said Lot 5 for a distance of 74.33 feet to a point at the Southwest corner of said Lot 5 and also being the Northeast corner of Lot 4 in said Foothills Point, Third Sector; thence turn an angle to the left of 05 degrees, 57 minutes, 32 seconds and run in a Southwesterly direction along the Northwest line of said Lot 4 for a distance of 74.33 feet to a point at the Southwest corner of said Lot 4 and also being the Northeast corner of Lot 3 in said Foothills Point, Third Sector; thence turn an angle to the left of 05 degrees, 57 minutes, 32 seconds and run in a Southwesterly direction along the Northwest line of said Lot 3 for a distance of 74.33 feet to a point at the Southwest corner of said Lot 3 and also being the Northeast corner of Lot 2 in Foothills Point, Third Sector; thence turn an angle to the left of 05 degrees, 57 minutes, 32 seconds and run in a Southwesterly direction along the Northwest line of said Lot 2 for a distance of 74.33 feet to a point at the Southwest corner of said Lot 2 and also being the Northernmost corner of Lot 1 in said Foothills Point, Third Sector; thence turn an angle to the left of 05 degrees, 32 minutes, 51 seconds and run in a Southwesterly direction along the West line of said Lot 1 for a distance of 97.47 feet to a point on a curve to the left, having a central angle of 02 degrees, 28 minutes, 30 seconds, and a radius of 300.00 feet; said point also being on the North right-of-way line of Foothills Parkway in Foothills Point, as recorded in Map Book 32, Page 33, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right to the chord of said curve 65 degrees, 56 minutes, 23 seconds and run in a Southwesterly direction along the arc of said curve and along said North right-of-way line for a distance of 13.18 feet to a point at the Southeast corner of Lot 56 in Foothills Point, Second Sector, as recorded in Map Book 32, Page 69, in the Office of the Judge of Probate, Shelby County, Alabama; thence run radial to last stated curve in a Northwesterly direction along the East line of said Lot 56 for a distance of 110.00 feet to a point at the Northeast corner of said Lot 56; thence turn an angle to the left of 71 degrees, 27 minutes, 15 seconds and run in a Northwesterly direction along the North line of said Lot 56 and also along the North line of Lot 55-A, Resurvey of Lot 55, Foothills Point, Second Sector, as recorded in Map Book 33, Page 88, in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 146.94 feet to a point at the Northernmost corner of said Lot 55-A; thence turn an angle to the left of 74 degrees 27 minutes, 58 seconds and run in a Southwesterly direction along the Northwest line of said Lot 55-A for a distance of 119.66 feet to a point at the Northwest corner of said Lot 55-A and also being the Northeast corner of Lot 54, in said Foothills Point, Second Sector; thence turn an angle to the right of 25 degrees, 20 minutes, 20 seconds and run in a Southwesterly direction along the Northwest line of Lot 54 and Lot 53 in said Foothills Point, Second Sector for a distance of 143.26 feet to a point at the Northwest corner of said Lot 53; said point also being at the Northeast corner of Lot 52 in said Foothills Point; thence turn an angle to the right of 19 degrees, 11 minutes, 00 seconds and run in a Southwesterly direction along the Northwest line of Lot 52 through Lot 50 in said Foothills Point for a distance of 185.22 feet to a point on the Northwest line of said Lot 50; said point also being at the Northeast corner of Lot 31 and the Southeast corner of Lot 30 in said Foothills Point; thence turn an angle to the right of 117 degrees, 09 minutes, 46 seconds and run in a Northeasterly direction along the East line of Lot 30 through Lot 27 in said Foothills Point for a distance of 274.44 feet to a point on the East line of said Lot 27; said point also being at the Southwest corner of Lot 25 in said Foothills Point; thence turn an angle to the right of 36 degrees, 09 minutes, 21 seconds and run in a Northeasterly direction along the Southeast line of said Lot 25 for a distance of 140.72 feet to a point at the Northeast corner of said Lot 25; said point also being at the Southeast corner of Lot 24 in said Foothills Point; thence turn an angle to the left of 48 degrees, 06 minutes, 51 seconds and run in a Northeasterly direction along the East line of said Lot 24 and also Lot 23 in said Foothills Point for a distance of 292.68 feet to a point at the Northeast corner of said Lot 23; thence turn an angle to the right of 88 degrees, 12 minutes, 52 seconds and run in an Easterly direction for a distance of 899.02 feet to the point of beginning.

Less and Except:

A Common Area parcel recorded in Instrument # 20070223000084810 and being described as:

Parcel 2: the strip of land running along the westerly boundaries of Lots 1 through 11, inclusive according to the subdivision plat of Foothills Point Third Sector as recorded in Map Book 35, Page 136 in the Office of the Judge of Probate of Shelby County, Alabama and extending to the toe of slope, as per Instrument # 20070223000084810.