

Shelby County, AL 07/30/2010

State of Alabama

Deed Tax : \$626.00



20100730000242940 1/5 \$650.00

Shelby Cnty Judge of Probate, AL

07/30/2010 09:24:22 AM FILED/CERT

This instrument was prepared by:
Ladd W. Mark, Esq.
Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203

After recording return to:

2631 Shuttlesworth Drive
Birmingham AL 35243

STATE OF ALABAMA

)

)

COUNTY OF SHELBY

)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, **Process Knowledge Corporation d/b/a KMAC**, an Alabama corporation (referred to herein as "Grantor"), does hereby remise, release, quit claim, and convey to **Chelsea South LLC**, an Alabama limited liability company (the "Grantee"), all of its right title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A

(the "Property"), the same Property being that conveyed to the Grantor by that certain Mortgage Foreclosure Deed recorded in the Office of the Judge of Probate, Shelby County, Alabama (the "Recording Office"), as Instrument No. 20100115000014350, and subject to rights of parties with a statutory right of redemption, if any, and ad valorem taxes for the current year, easements, restrictions, reservations, limitations, rights-of-way, covenants, and conditions of record, including, but not limited to those items set forth on **Exhibit "B"**. Mineral and mining rights are excluded.

TO HAVE AND TO HOLD to said Grantee forever.

Given under its hand and seal, this 14th day of July, 2010.

GRANTOR:

Process Knowledge Corporation d/b/a KMAC

By: Tim McCollum

Print: Tim McCollum

Its: President

STATE OF ALABAMA)

COUNTY OF Talladega)


I, Stephen M. Macher, a Notary Public in and for said County in said State, hereby certify that Tim McCollum, whose name as President of Process Knowledge Corporation d/b/a KMAC, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said national association.

Given under my hand and seal, this 14th day of July, 2010.


NOTARY PUBLIC

[SEAL]

My Commission Expires: 11/15/11


20100730000242940 2/5 \$650.00
Shelby Cnty Judge of Probate, AL
07/30/2010 09:24:22 AM FILED/CERT



20100730000242940 3/5 \$650.00
Shelby Cnty Judge of Probate, AL
07/30/2010 09:24:22 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A

For a POINT OF BEGINNING commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama, and proceed South 1 degree 47 minutes 44 seconds West 63.25 feet; thence North 86 degrees 05 minutes 31 seconds West 582.06 feet; thence South 8 degrees 40 minutes 12 seconds West 93.11 feet; thence North 71 degrees 54 minutes 47 seconds West 319.58 feet; thence South 50 degrees 06 minutes 40 seconds West 141.47 feet; thence South 3 degrees 17 minutes 13 seconds East 658.15 feet; thence South 85 degrees 26 minutes 48 seconds West 311.33 feet; thence North 7 degrees 52 minutes 42 seconds West 654.72 feet; thence South 83 degrees 13 minutes 18 seconds West 199.98 feet to a point on the East side of a paved entrance to the Meadows Golf Course; thence proceed along East side of road as follows: South 54 degrees 24 minutes 08 seconds West 239.31 feet; thence South 57 degrees 35 minutes 43 seconds West 276.13 feet; thence South 26 degrees 01 minutes 42 seconds West 258.29 feet; thence South 14 degrees 23 minutes 02 seconds West 476.07 feet; thence South 28 degrees 03 minutes 06 seconds West 48.35 feet to a point on the Northeasterly right of way boundary of U. S. Highway 280; thence leaving east side of entrance proceed North 51 degrees 18 minutes 54 seconds West along right of way of said highway 86.82 feet to a point on the west side of the entrance to the Meadows Golf Course; thence leaving said right of way of highway, proceed along the West side of entrance as follows: thence North 17 degrees 27 minutes 59 seconds East 253.99 feet; thence North 23 degrees 46 minutes 26 seconds East 515.56 feet; thence North 57 degrees 17 minutes 14 seconds East 282.51 feet; thence North 49 degrees 19 minutes 43 seconds East 317.76 feet; thence leaving West side of entrance proceed North 45 degrees 15 minutes 53 seconds West 374.29 feet; thence North 27 degrees 53 minutes 33 seconds West 196.19 feet; thence North 56 degrees 55 minutes 52 seconds West 43.01 feet; thence North 76 degrees 00 minutes 47 seconds West 57.84 feet; thence South 84 degrees 39 minutes 41 seconds West 82.28 feet; thence South 76 degrees 24 minutes 01 seconds West 260.37 feet; thence South 66 degrees 28 minutes 07 seconds West 120.42 feet; thence North 55 degrees 58 minutes 08 seconds West 160.63 feet to a point on the West boundary of the Northeast Quarter of the Northeast Quarter of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence continue North 2 degrees 42 minutes 12 seconds East along said quarter-quarter for a distance of 511.06 feet; thence South 51 degrees 47 minutes 47 seconds East 331.59 feet; thence North 24 degrees 04 minutes 17 seconds West 278.91 feet; thence North 43 degrees 21 minutes 54 seconds West 200.37 feet to a point on the West boundary of said quarter-quarter; thence North 2 degrees 42 minutes 24 seconds East 313.71 feet to the Northwest corner of said quarter-quarter; thence South 88 degrees 17 minutes 17 seconds East along the North boundary of said quarter-quarter for a distance of 562.08 feet; thence South 49 degrees 03 minutes 10 seconds East 501.80 feet; thence North 20 degrees 45 minutes 56 seconds East 335.79 feet to a point on the North boundary of said quarter-quarter; thence South 88 degrees 25 minutes 06 seconds East 270.70 feet; thence North 1 degree 38 minutes 48 seconds East 1328.74 feet to a point on the North boundary of the Southwest quarter of the Southwest Quarter of Section 36, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 88 degrees 06 minutes 38 seconds East along the north boundary of said quarter-quarter for a distance of 1286.10 feet to the Northeast corner of said quarter-quarter and the Northwest corner of the Southeast Quarter of the Southwest Quarter; thence South 88 degrees 07 minutes 05 seconds East along the North boundary of said quarter-quarter for a distance of 1321.36 feet to the northeast corner of

said quarter-quarter; thence South 2 degrees 17 minutes 12 seconds West along the East boundary of said quarter-quarter for a distance of 1330.84 feet to the southeast corner of said quarter-quarter and the northeast corner of the Northeast quarter of the Northwest quarter of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama; thence South 2 degrees 17 minutes 29 second West along the east boundary of said quarter-quarter for a distance of 1328.21 feet to the Southeast corner of said quarter-quarter; thence North 88 degrees 00 minutes 19 seconds West 1332.07 feet, back to the POINT OF BEGINNING.

PARCEL B

From the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, proceed South 2 degrees 42 minutes 24 seconds West along the West boundary of said Northeast Quarter-Northeast Quarter for a distance of 313.71 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed thence South 43 degrees 21 minutes 54 seconds East 200.37 feet; thence South 24 degrees 04 minutes 17 seconds East 278.91 feet; thence North 51 degrees 47 minutes 47 seconds West 331.59 feet to a point on the West boundary of the aforementioned Northeast Quarter-Northeast Quarter; thence North 2 degrees 42 minutes 24 seconds East along the West boundary of said forty for 195.46 feet, back to the POINT OF BEGINNING. The above-described parcel of land is located in the Northeast Quarter of the Northeast Quarter of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama.

PARCEL C

From the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama proceed North 88 degrees 17 minutes 17 seconds West along the North boundary of said Northeast Quarter – Northeast Quarter for 271.36 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed South 20 degrees 45 minutes 56 seconds West 335.79 feet; thence North 49 degrees 03 minutes 10 seconds West 501.80 feet to a point on the North boundary of the aforementioned Northeast Quarter – Northeast Quarter; thence South 88 degrees 17 minutes 17 seconds East along the North boundary of said forty for 498.29 feet, back to the POINT OF BEGINNING. The above described parcel of land is located in the Northeast Quarter of the Northeast Quarter of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama.

Situated in Shelby County, Alabama.



20100730000242940 4/5 \$650.00
Shelby Cnty Judge of Probate, AL
07/30/2010 09:24:22 AM FILED/CERT

EXHIBIT "B"

1. Transmission line permit granted to Alabama Power Company by instrument recorded in the Recording Office in Deed Book 112, Page 3.
2. Right-of-way to the State of Alabama as recorded in the Recording Office in *Lis Pendens* 6, Page 380 and at Instrument No. 1993-3106.
3. Right-of-way and easement granted to Alabama Power Company by instrument recorded in the Recording Office at Instrument Nos. 1996-14480; 1997-15404, 1997-15405, and 1997-15413.
4. Right-of-way and easement for water line as recorded in the Recording Office at Instrument No. 1995-16020.
5. Right-of-way granted to Alabama Power Company by instrument recorded in the Recording Office in Deed Book 240, Page 150 and Deed Book 240, Page 847.
6. Temporary Easement Agreement by and between Plantation Golf, Inc. and McCay, Gilmore & McCay, LLC, recorded in the Recording Office at Instrument No. 2000-23612.

