

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 Three Hundred Fourteen Thousand and 00/100 (\$314,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **John T. Fairburn and Cherie B. Fairburn, 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, **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:


See Attached Exhibit A for Legal Description.

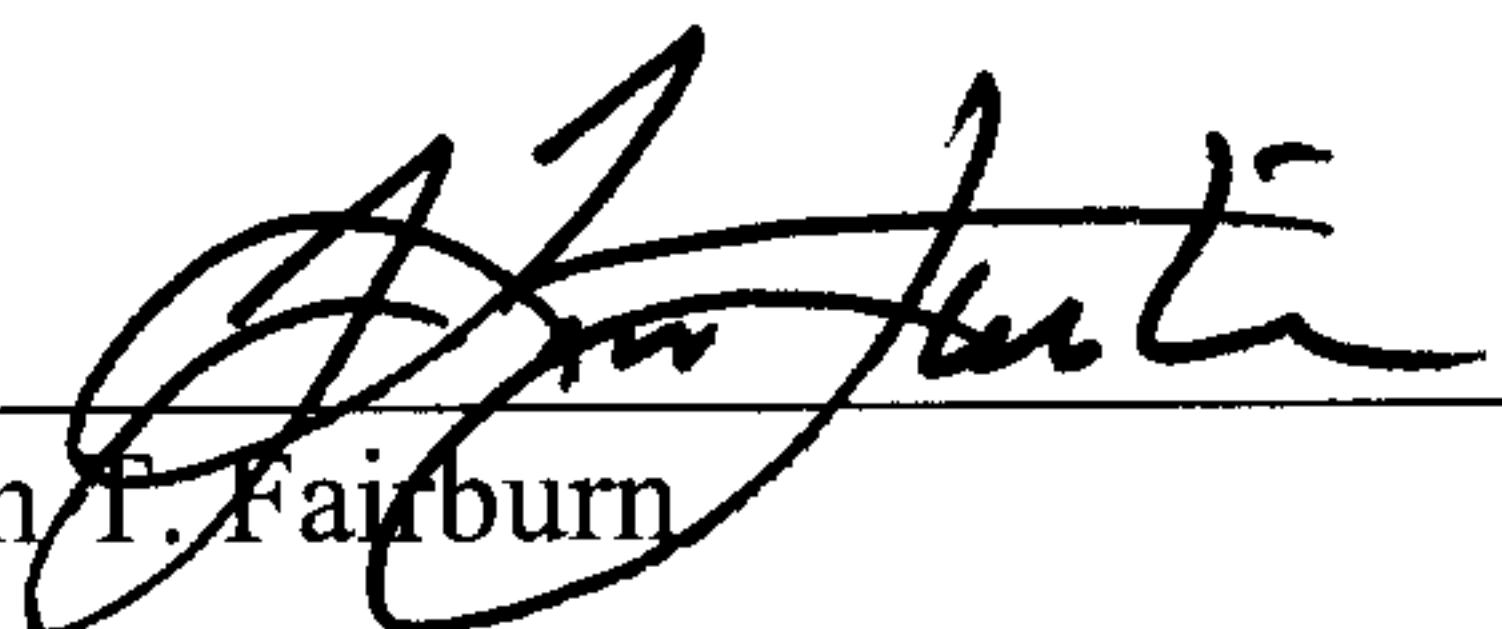
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

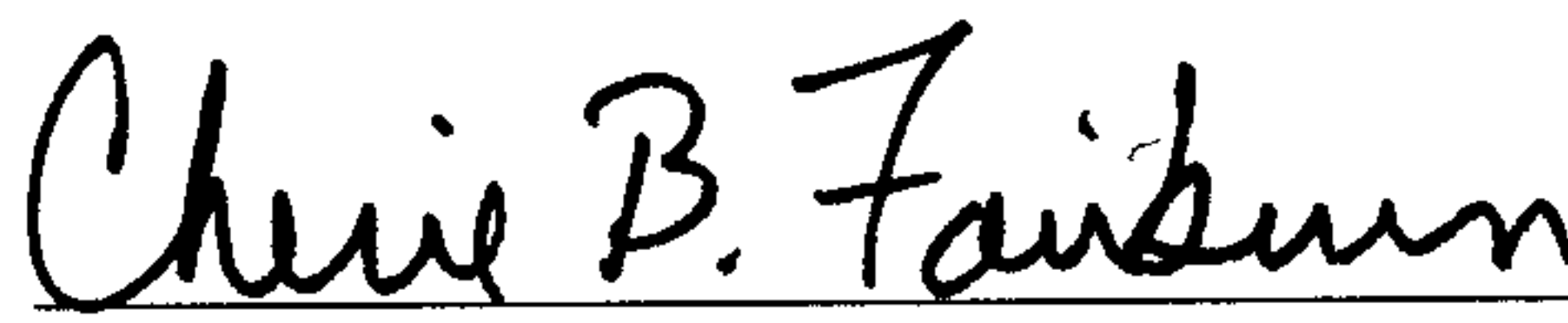
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

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 12th day of August, 2010.


20100813000258570 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
08/13/2010 08:47:55 AM FILED/CERT


John T. Fairburn


Cherie B. Fairburn

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John T. Fairburn and Cherie B. Fairburn, 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 12th day of August, 2010.



NOTARY PUBLIC

My Commission Expires: 10-26-2010

EXHIBIT A
LEGAL DESCRIPTION

20100813000258570 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
08/13/2010 08:47:55 AM FILED/CERT

From a 1 inch square bar at the northwest corner of Section 17, Township 20 South, Range 1 West, sighting South 5317.25 feet on a 4 inch x 4 inch concrete monument at the Southwest corner of said Section 17; turn thence 00 deg. 39 min. 02 sec. left and run 1336.73 feet to a 1.5 inch pipe accepted as the Northwest corner of the SW 1/4 of the NW 1/4 of said Section 17; thence turn 89 deg. 43 min. 35 sec. left and run 1298.23 feet along the accepted North boundary of said SW 1/4 of NW 1/4 of said Section 17 to a 1.5 inch pipe accepted as the Northeast corner of said SW 1/4 of NW 1/4; thence turn 90 deg. 50 min. 22 sec. right and run 1352.86 feet along the accepted East boundary of said SW 1/4 of NW 1/4 to a 1.5 inch pipe accepted as the Southeast corner of said SW 1/4 of NW 1/4; thence turn 89 deg. 51 min. 07 sec. right and run 456.63 feet along the accepted South boundary of said SW 1/4 of NW 1/4 and along a fence line to a 1/2 inch rebar that is 815.00 feet East of a 1/2 inch rebar accepted as the Southwest corner of said SW 1/4 of NW 1/4; thence turn 81 deg. 25 min. 18 sec. right and run 311.75 feet along a fence line to a 1/2 inch rebar; thence turn 76 deg. 40 min. 49 sec. left and run 108.59 feet along a fence line to a 1/2 inch rebar; thence turn 72 deg. 19 min. 50 sec. right and run 62.93 feet along a fence line to a 1/2 inch rebar; thence turn 28 deg. 10 min. 07 sec. left and run 56.82 feet along a fence line to a 1/2 inch rebar; thence turn 41 deg. 11 min. 58 sec. right and run 87.25 feet along a fence line to a 1/2 inch rebar; thence turn 10 deg. 01 min. 58 sec. right and run 87.26 feet along a fence line to a 1/2 inch rebar; thence turn 91 deg. 11 min. 44 sec. left and run 117.66 feet along a fence line to a 1/2 inch rebar; thence turn 90 deg. 06 min. 26 sec. right and run 529.06 feet to a 1/2 inch rebar; thence turn 90 deg. 00 min. 00 sec. left and run 439.90 feet to a 1/2 inch rebar on the fence line; thence turn 105 deg. 28 min. 23 sec. right and run 57.00 feet along a fence line to a 1/2 inch rebar; thence turn 18 deg. 49 min. 04 sec. left and run 79.81 feet along a fence line to a 1/2 inch rebar; thence turn 16 deg. 22 min. 26 sec. left and run 119.81 feet along a fence line to a 1/2 inch rebar; thence turn 26 deg. 51 min. 10 sec. left and run 25.55 feet along a fence line to a 1/2 inch rebar; thence turn 49 deg. 46 min. 23 sec. left and run 673.63 feet along a fence line to a 1/2 inch rebar; thence turn 20 deg. 48 min. 20 sec. left and run 143.28 feet to a 1/2 inch rebar; thence turn 13 deg. 51 min. 48 sec. right and run 49.24 feet to a 1/2 inch rebar; thence turn 26 deg. 19 min. 56 sec. right and run 67.71 feet to a 1/2 inch rebar; thence turn 18 deg. 52 min. 53 sec. left and run 112.00 feet to a 1/2 inch rebar; thence turn 07 deg. 33 min. 01 sec. left and run 89.90 feet to a 1/2 inch rebar; thence turn 08 deg. 36 min. 04 sec. right and run 65.30 feet to a 1/2 inch rebar; thence turn 22 deg. 28 min. 24 sec. right and run 50.52 feet to a 1/2 inch rebar on the Easterly boundary of Shelby County Road #39 (80 foot right of way); thence turn 95 deg. 43 min. 47 sec. right and run 60.00 feet along said road boundary to a 1/2 inch rebar; thence turn 00 deg. 47 min. 40 sec. right and run 102.95 feet along said road boundary to a 1/2 inch rebar; thence turn 07 deg. 08 min. 04 sec. right and run 100.30 feet along said road boundary to a 3/4 inch crimped pipe on accepted segment of the North boundary of SE 1/4 of NE 1/4 of Section 18, Township 20 South, Range 1; thence turn 60 deg. 16 min. 31 sec. right and run 1093.48 feet along an accepted segment of the North boundary of said SE 1/4 of NE 1/4 to the point of beginning of herein described parcel of land, situated in the SW 1/4 of NW 1/4 of Section 17, Township 20 South, Range 1 West,, and the SE 1/4 of NE 1/4 of Section 18, Township 20 South, Range 1 West, Shelby County, Alabama.

