
20110111000009130 1/3 \$1756.00
Shelby Cnty Judge of Probate, AL
01/11/2011 09:40:37 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ONE HUNDRED AND NO/100 DOLLARS (\$100.00), and other good, valuable and sufficient consideration, to the undersigned Grantor, RILEY SLOAN RAINWATER, JR., an unmarried man, in hand paid by CHELSEA RSR, LLC, an Alabama limited liability company, Grantee, the receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2 according to the survey of Atchison Commercial Development, as recorded in Map Book 39, Page 70, in the Probate Office of Shelby County, Alabama.

Being and intending to be the same property conveyed to BT Chelsea Associates, LLC by Warranty Deed of record in #20080103000004070, Probate Office, Shelby County, Alabama; and later conveyed to Riley Sloan Rainwater, Jr. by Special Warranty Deed of record in #20080721000293580, Probate Office, Shelby County, Alabama.

Subject to those matters set out in **Exhibit "A"**, attached hereto and made a part hereof.

This Deed was prepared **without** the benefit of a title examination.

Together with all and singular the tenements, hereditaments, rights, ways and appurtenances thereunto belonging or in any way appertaining.

This conveyance is made "as is, where is" and without representation or warranty of any kind as to condition of the property, including without limitation, environmental, surface and subsurface conditions.

TO HAVE AND TO HOLD unto said CHELSEA RSR, LLC, its successors and assigns, forever.

And Grantor will warrant and forever defend the right and title to the above-described

property unto said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 1st day of January, 2011.

Riley Sloan Rainwater, Jr.
RILEY SLOAN RAINWATER, JR.

STATE OF ARKANSAS

COUNTY OF CRAIGHEAD

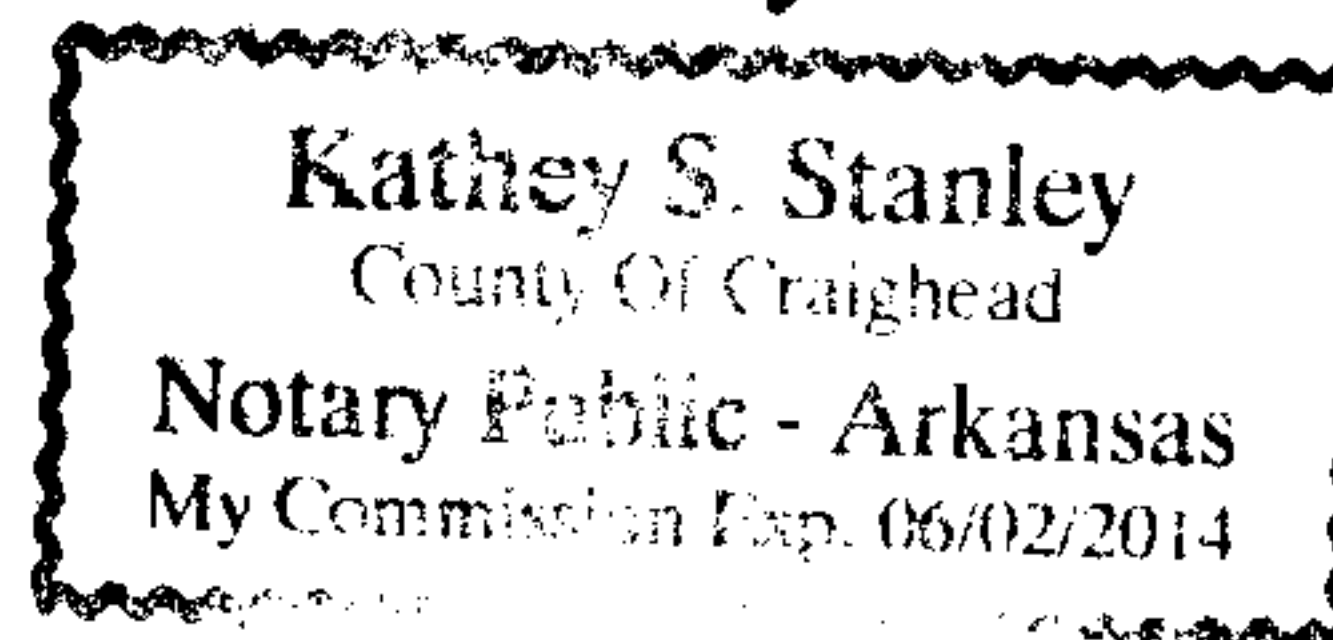
I, Kathey S. Stanley, a Notary Public in and for said County and State, hereby certify that RILEY SLOAN RAINWATER, JR., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 1st day of January, 2011.

Kathey S. Stanley
Notary Public

My Commission Expires:

6/02/2014



Prepared by:

Richard G Cross
WATKINS CROSS, LLC
226 South Washington Street
Post Office Box 1528
Livingston, Alabama 35470
205 652-1291

Grantee's address:

Post Office Box 17047
Jonesboro, Arkansas 72403



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Exhibit "A"

PERMITTED ENCUMBRANCES

1. Taxes for the year 2011 and subsequent years.
2. Those matters which might be shown by a current survey.
3. Those matters which might be shown by an inspection of the property.
4. Any prior reservation of oil, gas, and other minerals, in, on, and under said realty, together with all rights and easements in connection therewith, as may have been previously reserved by or conveyed to others and presently of record.
5. All other existing and visible easements for public roads and utilities.
6. All zoning, planning, subdivision, environmental, wetland, construction and other setback requirements, covenants, reservations, restrictions, regulations, rules, and other limitations upon the use of said realty presently of record and as may hereafter be imposed by the United States of America, State of Alabama, EPA, ADEM, FEMA, or any municipal, environmental or other governmental agency of authority having jurisdiction over said realty.
7. 20-foot utility easement across said lot as shown on recorded map.
8. 20-foot building set back line over the North side of said lot as shown on survey.
9. Terms and conditions of Memorandum of Lease of record under Instrument Number 20080506000184770, Probate Office, Shelby County, Alabama.

Shelby County, AL 01/11/2011
State of Alabama
Deed Tax: \$1738.00