

* \$183,474.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.*

THIS INSTRUMENT PREPARED BY:

Bruce L. Gordon, Esq.
Gordon, Dana, Knight & Gilmore, L.L.C.
600 University Park Place, Suite 100
Birmingham, Alabama 35209

SEND TAX BILL TO:

Chesser Reserve, LLC
3570 Grandview Parkway, Suite 100
Birmingham, Alabama 35243

STATUTORY WARRANTY DEED


20110216000053860 1/7 \$190.00
Shelby Cnty Judge of Probate, AL
02/16/2011 09:26:24 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Three Hundred Forty-Three Thousand Four Hundred Seventy-Four and No/100 Dollars (\$343,474.00), in hand paid and other good and valuable consideration to the undersigned grantor, CHESSER PLANTATION, LLC, an Alabama limited liability company ("GRANTOR"), in hand paid by CHESSER RESERVE, LLC, an Alabama limited liability company ("GRANTEE"), the receipt and sufficiency of which are hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEE all of its right, title and interest in and to that certain real estate (the "Property") situated in Shelby County, Alabama and described on the attached Exhibit A.

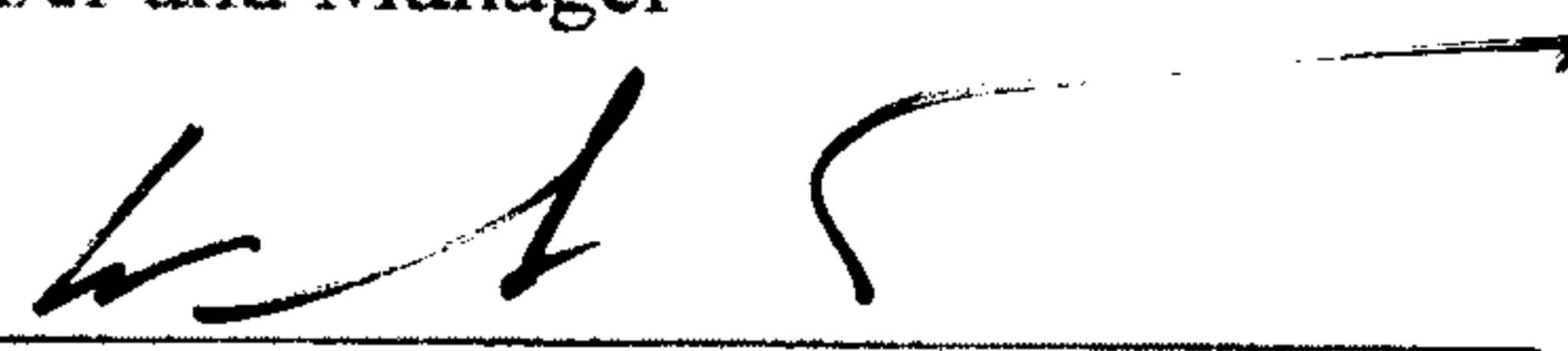
This conveyance is made subject to the exceptions listed on the attached Exhibit B, which is referred to herein and incorporated herein by reference.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the Property unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the Property, and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, GRANTOR has caused this Deed to be properly executed on this the 10th day of February, 2011.

GRANTOR:

CHESSER PLANTATION, LLC
an Alabama limited liability company
BY: The Crest at Greystone, Inc.,
Its Member and Manager

By: 

Name: William L. Thornton, III
Title: Chief Executive Officer

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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William L. Thornton, III, whose name as Chief Executive Officer of The Crest at Greystone, Inc., as Member and Manager of Chesser Plantation, LLC, an Alabama limited liability company 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as Member and Manager of Chesser Plantation, LLC.

Given under my hand and official seal this the 10th day of February, 2011.

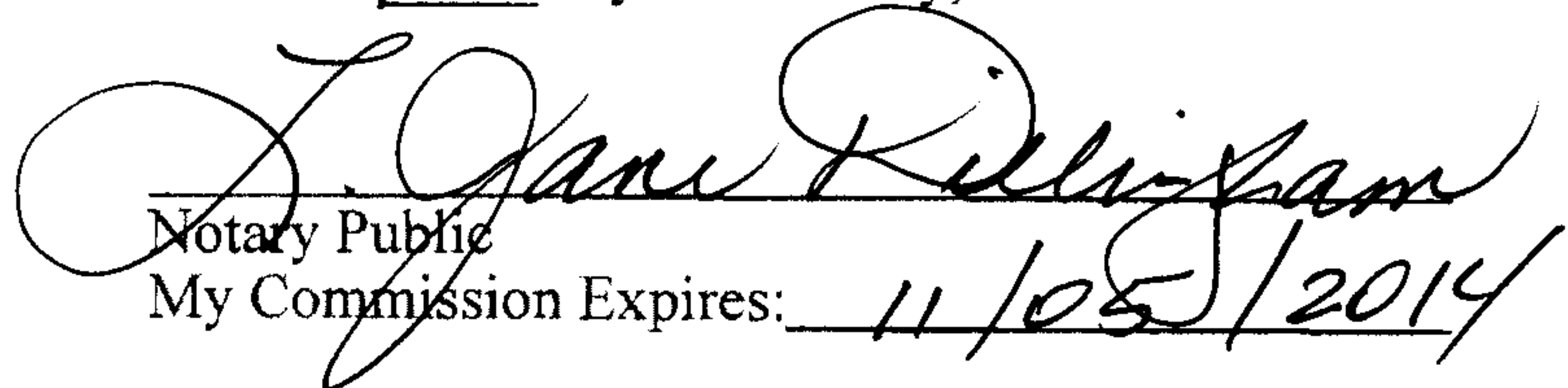

Notary Public
My Commission Expires: 11/05/2014

EXHIBIT "A"


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Lots 15 thru 18, inclusive, and Lots 115 thru 124, inclusive, according to the Map and Survey of Chesser Reserve, Phase 1, as recorded in Map Book 38, Page 115 A and B, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO:

A parcel of land situated in the North half of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said Section and run in a Westerly direction along the North line for a distance of 1438.65 feet; thence turn a deflection angle of 88 degrees 10 minutes 58 seconds to the left and run in a Southerly direction for a distance of 942.98 feet to the point of beginning; thence turn a deflection angle of 167 degrees 44 minutes 23 seconds to the left and run in a Northeasterly direction for a distance of 55.49 feet to the point of commencement of a curve turning to the right, said curve having a radius of 530.00 feet, a central angle of 41 degrees 12 minutes 21 seconds, a chord distance of 373.00 feet and an interior angle to the left to chord of 159 degrees 23 minutes 50 seconds; thence run along arc of said curve for a distance of 381.16 feet; thence turn an interior angle of 157 degrees 09 minutes 23 seconds to the left from chord and run in a Northeasterly direction for a distance of 115.00 feet to the Southwest corner of Lot 62 of Chesser Plantation Phase 1-Sector 1 in Map Book 29, Page 130A in the Office of the Judge of Probate Shelby County, Alabama; thence turn an interior angle of 176 degrees 06 minutes 28 seconds to the left and run in a Northeasterly direction along said South line of said Lot 62 for a distance of 80.01 feet to the Southeast corner of said lot; thence turn an interior angle of 85 degrees 26 minutes 52 seconds to the left and run in a Southeasterly direction along the Southwestern-most line of Lots 51 and 52 in said subdivision for a distance of 231.66 feet; thence turn an interior angle of 224 degrees 11 minutes 49 seconds to the left and run in a Southeasterly direction along the South line of Lots 50 and 51 in said subdivision for a distance of 117.96 feet; thence turn an exterior angle of 133 degrees 42 minutes 55 seconds to the right and run in a Northeasterly direction along the South line of Lots 49 and 50 in said subdivision for a distance of 103.55 feet; thence turn an exterior angle of 154 degrees 20 minutes 32 seconds to the right and run in a Northeasterly direction along the South line of Lots 48 and 49 to the Southwest corner of Lot 47 in said subdivision for a distance of 146.41 feet; thence turn an interior angle of 53 degrees 51 minutes 42 seconds to the left and run in a Southeasterly direction along the West line of Lots 42-46 in said subdivision for a distance of 395.00 feet said point also being the Northeast corner of Lot 40 in said subdivision; thence turn an interior angle of 94 degrees 10 minutes 54 seconds to the left and run in a Southwesterly direction along the North line of Lots 39 and 40 in said subdivision for a distance of 204.48 feet; thence turn an exterior angle of 144 degrees 35 minutes 28 seconds to the right and run in a Southwesterly direction along the Northwest line of Lot 38 in said subdivision for a distance of 114.56 feet; thence turn an exterior angle of 174 degrees 59 minutes 09 seconds to the right and run in a Southwesterly direction along the Northwest line of Lot 37 in said subdivision for a distance of 93.82 feet; thence turn an interior angle of 178 degrees 22 minutes 22 seconds to the left and run in a Southwesterly direction along the Northwest line of Lot 36 in said subdivision for a distance of 78.31 feet; thence turn an interior angle of 159 degrees 36 minutes 27 seconds to the left and run in a Southwesterly direction along the Northwest line of Lot 35 in said subdivision for a distance of 79.34 feet; thence turn an interior angle of 168 degrees 50 minutes 19 seconds to the left and run in a Southwesterly direction along the Northwest line of Lots 33 and 34 in said subdivision for a distance of 183.43 feet; thence turn an exterior angle of 139 degrees 46 minutes 38 seconds to the right and run in a Southwesterly direction along the Northwest line of Lot 32 in said subdivision for a distance of 100.08 feet;

thence turn an exterior angle of 158 degrees 13 minutes 08 seconds to the right and run in a Southerly direction along the West line of Lots 31 and 32 in said subdivision for a distance of 109.64 feet; thence turn an exterior angle of 123 degrees 18 minutes 32 seconds to the right and run in a Southeasterly direction along the Southwest line of Lot 31 in said subdivision for a distance of 87.06 feet; thence turn an interior angle of 94 degrees 47 minutes 23 seconds to the left and run in a Southwesterly direction along the Northwest line of Lots 3-10 in said subdivision for a distance of 863.55 feet said point also being the Southwest corner of Lot 3 in said subdivision; thence turn an interior angle of 181 degrees 11 minutes 38 seconds to the left and run in a Southwesterly direction along the Northwest line of Lot 2 in said subdivision for a distance of 80.01 feet to the Southwest corner of Lot 2 in said subdivision; thence turn an interior angle of 115 degrees 17 minutes 03 seconds to the left and run in a Westerly direction for a distance of 141.26 feet to a point on the Northernmost right of way line of Chesser Park Drive and a point on a non-tangent curve to the left, said curve having a radius of 280.00 feet, a central angle of 43 degrees 06 minutes 54 seconds, an interior angle to the left to chord of 153 degrees 29 minutes 07 seconds, and a chord distance of 205.76 feet; thence run along arc of said curve and along said right of way for a distance of 210.70 feet; thence turn an interior angle to the left from chord and run along a line tangent to said curve and along said right of way for a distance of 57.08 feet to the point of commencement of a tangent curve to the right, said curve having a radius of 270.00 feet, a central angle of 64 degrees 07 minutes 04 seconds, a chord distance of 286.63 feet; thence run along arc of said curve and along said right of way for a distance of 302.15 feet; thence run along a line tangent to said curve and along said right of way for a distance of 13.04 feet to the point of commencement of a tangent curve to the left, said curve having a radius of 430.00 feet, a central angle of 19 degrees 27 minutes 03 seconds, a chord distance of 145.28 feet; thence run along arc of said curve and along said right of way for a distance of 145.98 feet; thence leaving said right of way, turn an interior angle of 109 degrees 11 minutes 13 seconds to the left from chord and run in a Northeasterly direction for a distance of 94.67 feet; thence turn an interior angle of 262 degrees 11 minutes 43 seconds to the left and run in a Northwesterly direction for a distance of 20.84 feet; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the left and run in a Northeasterly direction for a distance of 694.37 feet to the point of commencement of a tangent curve to the left, said curve having a radius of 470.00 feet, a central angle of 50 degrees 43 minutes 51 seconds, a chord distance of 402.69 feet; thence run along arc of said curve for a distance of 416.15 feet; thence run along a line tangent to said curve for a distance of 29.52 feet to the point of commencement of a tangent curve to the right, said curve having a radius of 480.00 feet, a central angle of 12 degrees 15 minutes 37 seconds, a chord distance of 102.52 feet; thence run along arc of said curve for a distance of 102.71 feet; thence run along a line tangent to said curve for a distance of 57.69 feet to the point of beginning.

Less and except the Southeast 6 feet of Lot 94A, a Resurvey of Lot 94 Cottages at Chesser Phase I as recorded in Map Book 34, Page 84 in the Office of the Judge of Probate, Shelby County, Alabama.

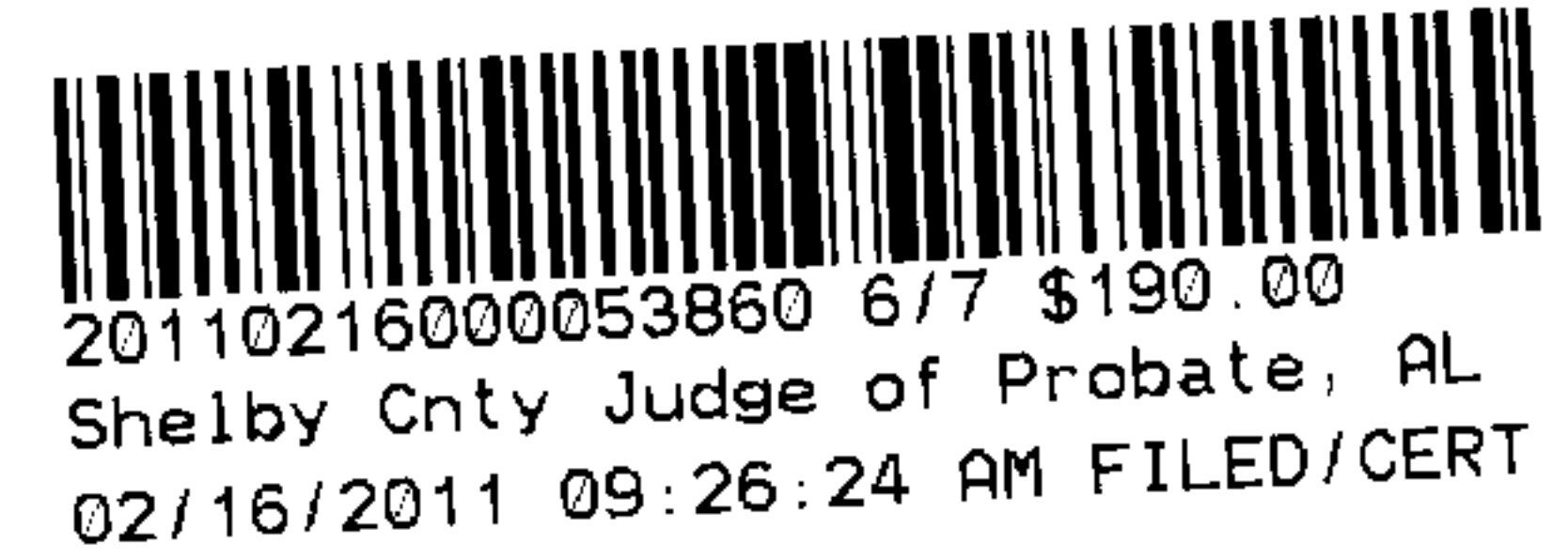
Less and except Chesser Reserve Phase I as recorded in Map Book 38, Page 115 A and B, in the Office of the Judge of Probate, Shelby County, Alabama.

Less and except Chesser Reserve Pool as recorded in Map Book 39, Page 138, in the Office of the Judge of Probate, Shelby County, Alabama.

EXHIBIT B


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1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims thereof, which are not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.
5. Intentionally deleted.
6. Intentionally deleted.
7. The lien of Ad Valorem taxes for the year 2011, and subsequent years. 2011 taxes are a lien but neither due nor payable until October 1, 2011.
8. Municipal improvements, taxes, assessments and fire district dues against subject property, if any.
9. Distribution easement to Alabama Power Company as recorded in Instrument No. 20030303000126240.
10. Transmission line permits to Alabama Power Company as recorded in Deed Book 127, Page 317.
11. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 69, Page 177, in the Probate Office of Shelby County, Alabama.
12. Easement to Alabama Power Company as recorded in Instrument No. 20070418000180110 and Instrument No. 20070418000180120, in the Probate Office of Shelby County, Alabama.



13. Declaration of Covenants, Conditions and Restrictions of Chesser Reserve as recorded in Instrument No. 20070710000325070.
14. Articles of Incorporation of Chesser Reserve Owners Association, Inc. as recorded in Instrument No. 20070817000388360.
15. Restrictive covenants as recorded in Instrument No. 20040414000194390.
16. 15 foot easement along NE lot line on Lot 6 as shown on recorded plat.
17. 15 foot easement along SW lot line on Lot 7 as shown on recorded plat.
18. 20 foot easement along NE lot line on Lot 12 as shown on recorded plat.
19. 20 foot easement along SW lot line on Lot 13 as shown on recorded plat.
20. 15 foot easement along NE lot line on Lot 14 as shown on recorded plat.
21. 10 foot storm sewer easement along rear lot line of Lot 125 as shown on recorded plat.
22. 10 foot storm sewer easement along rear lot line and easement of undetermined width along SW side of Lot 126 as shown on recorded plat.
23. 10 foot storm sewer easement along rear lot line and easement of undetermined width along NE side of Lot 127 as shown on recorded plat.
24. 10 foot easement along rear lot line of Lot 128 as shown on recorded plat.
25. 10 foot easement along rear lot line of Lot 129 as shown on recorded plat.
26. 10 foot easement along rear lot line of Lot 130 as shown on recorded plat.
27. 10 foot easement along rear lot line of Lot 131 as shown on recorded plat.
28. 10 foot easement along rear lot line of Lot 132 as shown on recorded plat.
29. 15 foot easement along SW lot line on Lot 15 as shown on recorded plat.
30. 10 foot easement along rear lot line and 15 foot easement along NE lot line on Lot 115 as shown on recorded plat.
31. 10 foot easement along rear lot line of Lot 116 as shown on recorded plat.
32. 10 foot easement along rear lot line of Lot 117 as shown on recorded plat.
33. 10 foot easement along rear lot line of Lot 118 as shown on recorded plat.
34. 10 foot easement along rear lot line of Lot 119 as shown on recorded plat.



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- 35. 10 foot easement along rear lot line of Lot 120 as shown on recorded plat.
- 36. 10 foot easement along rear lot line of Lot 121 as shown on recorded plat.
- 37. 15 foot easement along rear lot line of Lot 122 as shown on recorded plat.
- 38. 15 foot easement along rear lot line of Lot 123 as shown on recorded plat.
- 39. 15 foot easement along rear lot line of Lot 124 as shown on recorded plat.

Shelby County, AL 02/16/2011
State of Alabama
Deed Tax: \$160.00