



20110915000274010 1/5 \$2187.00
Shelby Cnty Judge of Probate, AL
09/15/2011 03:27:11 PM FILED/CERT

22.12

THIS INSTRUMENT PREPARED BY:

April McKenzie Mason
Burr & Forman LLP
420 North 20th Street
Suite 3400
Birmingham, AL. 35203

SEND TAX NOTICE TO:

Chelsea Park Holding, LLC
2700 Highway 280
Suite 425
Birmingham, AL. 35223

STATE OF ALABAMA

STATUTORY WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by CHELSEA PARK HOLDING, LLC, a Delaware limited liability company ("Grantee") to CHELSEA PARK PROPERTIES, LTD., an Alabama limited partnership ("Grantor"), the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee all that real property situated in Shelby County, Alabama, and more particularly described on Exhibit A, attached hereto and made a part hereof (the "Real Property"), together with the improvements located thereon and all of Grantor's right, title and interest in and to any rights, benefits, privileges, leases, easements, tenements, hereditaments, and appurtenances thereon or in any way appertaining thereto.

This Deed is made and accepted expressly subject to the following:

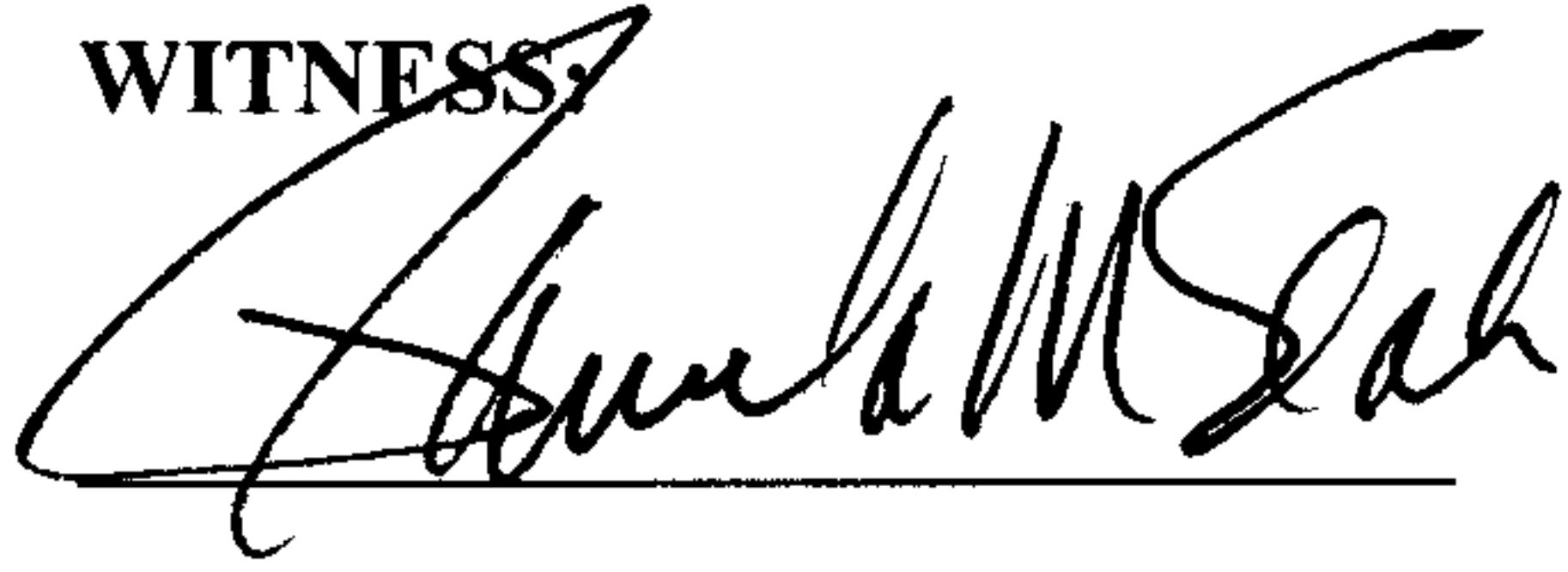
1. 2011 ad valorem taxes which are a lien but not yet due and payable;
2. That certain Future Advance Mortgage, Assignment of Rents and Leases and Security Agreement from The Chelsea Park Improvement District Two to Compass Mortgage Corporation recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20090218000058260;
3. That certain Future Advance Mortgage, Assignment of Rents and Leases and Security Agreement from Grantor to Compass Mortgage Corporation recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20090218000058250;
4. That certain Future Advance Mortgage, Assignment of Rents and Leases and Security Agreement from Chelsea Park Properties, Ltd. to Compass Mortgage Corporation recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20090218000058240; and
5. Other easements, liens and restrictions of record.

This conveyance is made with the express reservation and condition that the Grantee, for itself and on behalf of its successors, assigns, contractor, permittees, licensees and lessees, hereby releases and forever discharges Grantor, its successors and assigns, from any and all liability claims and causes of action whether arising at law (by contract or tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over property herein conveyed, as the case may be, which are caused by, or arise as a result of, past or future soil, subsoil, or other conditions (including, without limitation, sinkholes, underground mines and limestone formations) under or on the subject property, whether contiguous or non-contiguous. Grantee acknowledges that it has made its own independent inspections and investigations of the subject property and is purchasing the property in reliance thereof. For purposes of this paragraph, Grantor shall mean and refer to Chelsea Park Properties, Ltd., and its general partner, Chelsea Park Management, LLC, and (i) the members, managers, officers, employees and partners of each of them and (ii) any successors and assigns of Chelsea Park Properties, Ltd. and Chelsea Park Management, LLC.

TO HAVE AND TO HOLD to Grantee, its successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, the undersigned has executed and delivered this Deed and set its hand and seal hereunto, effective as of the 31st day of July, 2011.

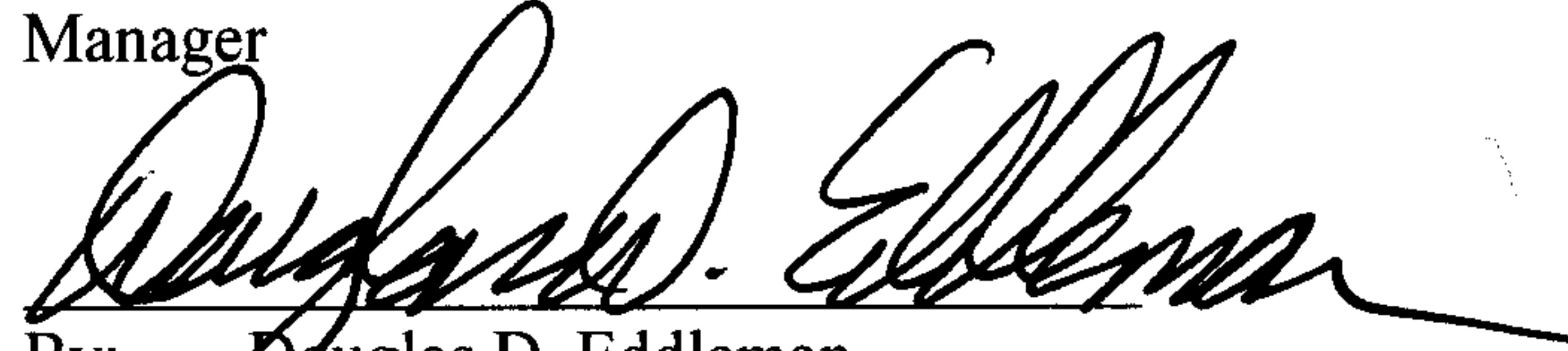
WITNESS:



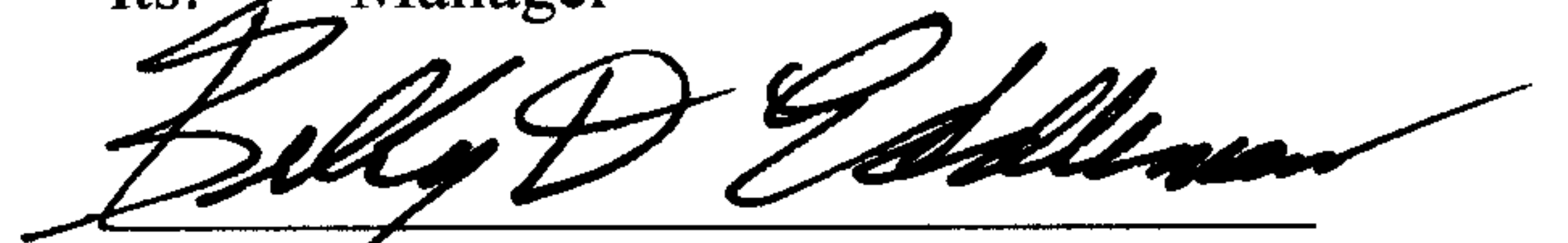
CHELSEA PARK PROPERTIES, LTD.

By: Chelsea Park Management, LLC
Its: General Partner

By: Eddleman Properties, LLC
Its: Manager



By: Douglas D. Eddleman
Its: Manager



By: Billy D. Eddleman
Its: Manager

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Ellen C. Prescott, a notary public in and for said county in said state, hereby certify that Douglas D. Eddleman, whose name as Manager of Eddleman Properties, LLC, a limited liability company which is the Manager of Chelsea Park Management, LLC, a limited liability company which is the General Partner of **CHELSEA PARK PROPERTIES, LTD.**, a limited partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as Manager of the General Partner as aforesaid.

Given under my hand and official seal this 28th day of July, 2011.

Ellen C. Prescott
Notary Public

[Notarial Seal]

My Commission Expires: 2/3/12

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Ellen C. Prescott, a notary public in and for said county in said state, hereby certify that Billy D. Eddleman, whose name as Manager of Eddleman Properties, LLC, a limited liability company which is the Manager of Chelsea Park Management, LLC, a limited liability company which is the General Partner of **CHELSEA PARK PROPERTIES, LTD.**, a limited partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as Manager of the General Partner as aforesaid.

Given under my hand and official seal this 28th day of July, 2011.

Ellen C. Prescott

Notary Public


[Notarial Seal]

My Commission Expires: 2/3/12



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EXHIBIT A


20110915000274010 4/5 \$2187.00
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A parcel of land situated in the Southeast one-quarter of the Northeast one-quarter, the Northeast one-quarter of the Northeast one-quarter, the Northwest one-quarter of the Northeast one-quarter of Section 1, Township 20 South, Range 1 West, part of the Northwest quarter of Section 6, Township 20 South, Range 1 East, part of the Southeast quarter and part of the Southwest one-quarter of the Northeast one-quarter of Section 36, Township 19 South, Range 1 West and part of the West one-half of the Southwest one-quarter of Section 31, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:


Commence at the Southeast corner of said Section 1 and run North along the East line for a distance of 2664.09 feet to the Southeast corner of the Southeast one-quarter of the Northeast one-quarter of said Section 1 and the POINT OF BEGINNING; thence turn an exterior angle of 179 degrees 59 minutes 56 seconds and run in a Northerly direction along the East line of said quarter-quarter for a distance of 1332.06 feet to the Northeast corner of said quarter-quarter; thence turn an exterior angle of 89 degrees 39 minutes 18 seconds to the left and run in an Easterly direction along the North line of the Southwest one-quarter of the Northwest one-quarter of Section 6, Township 20 South, Range 1 East for a distance of 470.53 feet to a point on the Eastern most right of way line of Old Messer Road (60' right of way) and to a point on a curve to the left, said curve having a radius of 281.51 feet, a central angle of 19 degrees 46 minutes 56 seconds, a chord length of 96.71 feet, thence run along arc of said curve for a distance of 97.20 feet thence turn an interior angle of 170 degrees 06 minutes 32 seconds to the right from chord and run in a Southeasterly direction along said Eastern most right of way for a distance of 222.78 feet to a point on a curve to the left, said curve having a radius of 164.43 feet, a central angle of 35 degrees 06 minutes 24 seconds, a chord length of 99.18 feet; thence run along arc of said curve and along the Northern most right of way of Old Messer Road for a distance of 100.75 feet; thence run along a line tangent to said curve in a Southeasterly direction for a distance of 55.40 feet to a point on a curve to the left, said curve having a radius of 270.00 feet, a central angle of 27 degrees 46 minutes 55 seconds, a chord length of 129.64 feet; thence run along arc of said curve and along said Northern most right of way for a distance of 130.92 feet; thence run along a line tangent to said curve in a Southeasterly direction for a distance of 149.79 feet; thence turn an interior angle of 185 degrees 44 minutes 14 seconds to the right and run in a Southeasterly direction along said Northern most right of way line for a distance of 216.52 feet to a point on a curve to the left, said curve having a radius of 170.00 feet, a central angle of 43 degrees 55 minutes 13 seconds, a chord length of 127.15 feet; thence run along arc of said curve and along said Northern most right of way line for a distance of 130.31 feet; thence turn an exterior angle of 201 degrees 57 minutes 37 seconds to the left from chord and run in a Northeasterly direction along said Eastern most right of way line for a distance of 162.61 feet; thence turn an interior angle of 301 degrees 22 minutes 49 seconds to the right and run in a Southerly direction for a distance of 689.39 feet to a point on the Northern most right of way line of Pumpkin Swamp Road; thence turn an interior angle of 45 degrees 03 minutes 32 seconds to the right and run in a Northeasterly direction along said Northern most right of way for distance of 442.68 feet to the point of commencement of a curve to the left, said curve having a radius of 1160.00 feet, a central angle of 05 degrees 23 minutes 25 seconds, a chord length of 109.09 feet; thence run along arc of said curve and along said Northern most right of way line for a distance of 109.13 feet; thence run along a line tangent to said curve in a Northeasterly direction along said Northern most right of way for a distance of 637.36 feet to a point on a curve to the left, said curve having a radius of 453.00 feet, a central angle of 17 degrees 37 minutes 37 seconds, a chord length of 138.82 feet; thence run along arc of said curve and along said Northern most right of way for a distance of 139.37 feet to a point on a curve to the right, said curve having a radius of 750.00 feet, a central angle of 12 degrees 07 minutes 21 seconds, an exterior angle of 182 degrees 45 minutes 08 seconds from chord to

chord for a chord length of 158.39 feet, thence run along arc of said curve and along said Northern most right of way for a distance of 158.68 feet; thence leaving said Northern most right of way run in a Northwesterly direction along the meanderings of the centerline of said creek for a distance of 5270.00 feet to a point on the Southern most right of way line of CSX Railroad (100' right of way); thence run in a Southwesterly direction along said Southern most right of way for a distance of 808.55 feet to a point on a spiral curve turning to the right, said curve having an interior angle of 224 degrees 25 minutes 35 seconds to the right to chord with a chord length of 2658.93 feet to a point on the Northeastern most right of way of County Road 439; thence turn an interior angle of 50 degrees 02 minutes 00 seconds to the right from chord of said spiral curve and run in a Southeasterly direction along said Southeasterly right of way for a distance of 125.72 feet to the point of commencement of a curve to the right, said curve having a radius of 88.11 feet, a central angle of 90 degrees 46 minutes 54 seconds, a chord length of 125.45 feet; thence run along arc of said curve and along the Eastern most right of way line of said County Road 439 for a distance of 139.60 feet; thence run along a line tangent to said curve and along said Eastern most right of way for a distance of 54.24 feet; thence turn an interior angle of 170 degrees 03 minutes 08 seconds to the right and run in a Southwesterly direction along said Eastern most right of way for a distance of 95.51 feet to a point on the Western most boundary of the Southwest one-quarter of the Northeast one-quarter of Section 36, Township 19 South, Range 1 West; thence turn an interior angle of 131 degrees 39 minutes 55 seconds to the right and run in a Southerly direction along said Western most boundary for a distance of 2551.08 feet to the Southwest corner of the Southwest one-quarter of the Southeast one-quarter of said Section; thence turn an interior angle of 181 degrees 10 minutes 47 seconds to the right and run in a Southerly direction along the West line of the Northwest one-quarter of the Northeast one-quarter of Section 1, Township 20 South, Range 1 West for a distance of 1123.55 feet; thence turn an interior angle of 88 degrees 37 minutes 13 seconds to the right and run in an Easterly direction for a distance of 420.00 feet; thence turn an interior angle of 274 degrees 32 minutes 41 seconds to the right and run in a Southwesterly direction for a distance of 210.00 feet to a point on the North line of the Southwest one-quarter of the Northeast one-quarter of Section 1, Township 20 South, Range 1 West; thence turn an interior angle of 85 degrees 21 minutes 01 seconds to the right and run in an Easterly direction along said North line for a distance of 897.33 feet to the Northeast corner of said quarter-quarter; thence turn an exterior angle of 88 degrees 49 minutes 27 seconds to the Left and run in a Southerly direction along the East line of said quarter-quarter for a distance of 1332.78 feet to the Southeast corner of said quarter-quarter; thence turn an interior angle of 88 degrees 57 minutes 00 seconds to the right and run in an Easterly direction along the South line of the Southeast one-quarter of the Northeast one-quarter for a distance of 1312.03 feet to the POINT OF BEGINNING.

Less and except that portion lying within County Road 439 (Liberty Road) and any portion which may lie in Old Messer Road.

Also less and except the property described in the following recorded plats, all of which are recorded in the Probate Office of Shelby County, Alabama:

Chelsea Park Sector	Map Book	Page
9th Sector	37	47
Dedicated Road	37	107A-E


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Shelby County, AL 09/15/2011
 State of Alabama
 Deed Tax: \$2163.00