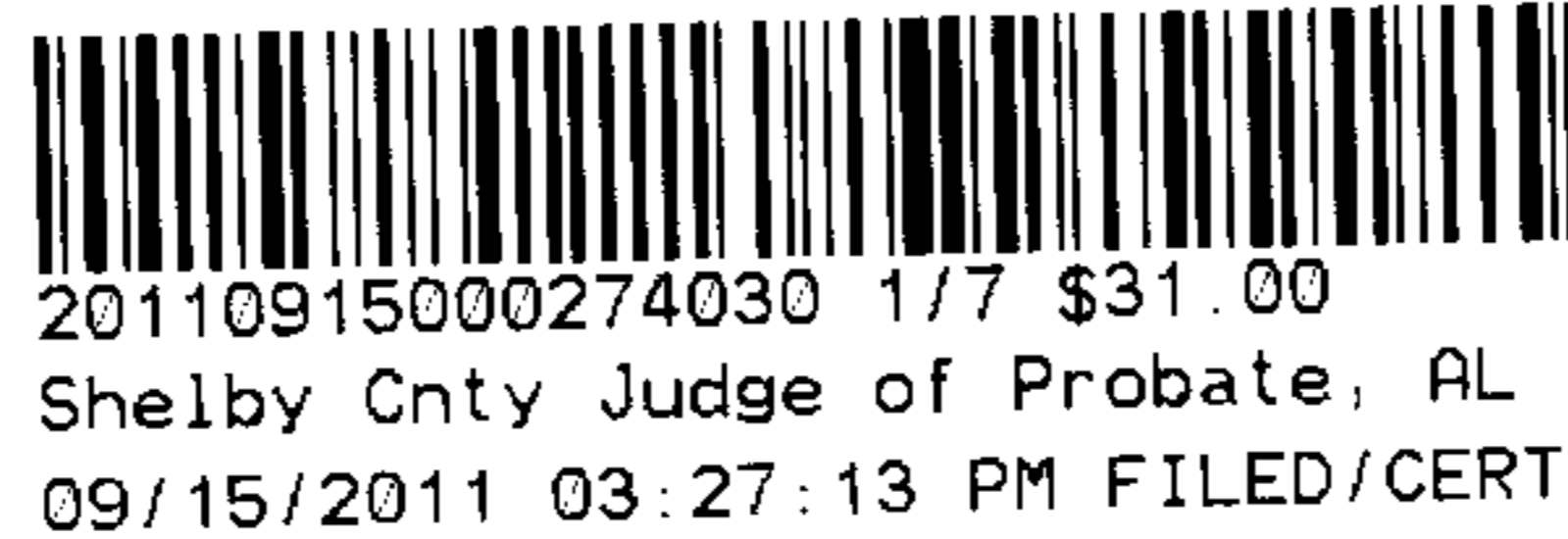


THIS INSTRUMENT PREPARED BY:

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, INC., an Alabama corporation ("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 One to Compass Mortgage Corporation recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20090218000058270, as amended at Instrument No. 20100106000004990;
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. 20090218000058280, as amended at Instrument No. 20100106000004950;
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. 20090218000058290, as amended at Instrument No. 2100106000004940;
5. The Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by Grantor and recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20041014000566950;
6. The Declaration of Covenants, Conditions and Restrictions for Chelsea Park First Sector, Phase I and Phase II, a Residential Subdivision, executed by Grantor and Chelsea Park Residential Association, Inc. and recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20041026000590790;
7. Supplementary Declaration and Amendment to the Declaration of Covenants, Conditions and Restrictions for Chelsea Park, a Residential Subdivision, with respect to First Sector, Phase 3 and 4, executed by Grantor and Chelsea Park Residential Association, Inc. and recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20060605000263850;
8. The Declaration of Covenants, Conditions and Restrictions for Chelsea Park 4th Sector, a Residential Subdivision, executed by Grantor and Chelsea Park Residential Association, Inc. and

recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20050425000195430;

9. Supplementary Declaration and Amendment to the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd and 6th Sector, a Residential Subdivision, executed by Grantor and Chelsea Park Residential Association, Inc. and recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20060720000351160 (together with the Declarations set forth in paragraphs 5-8 referred to herein as the "Declaration of Covenants"); and

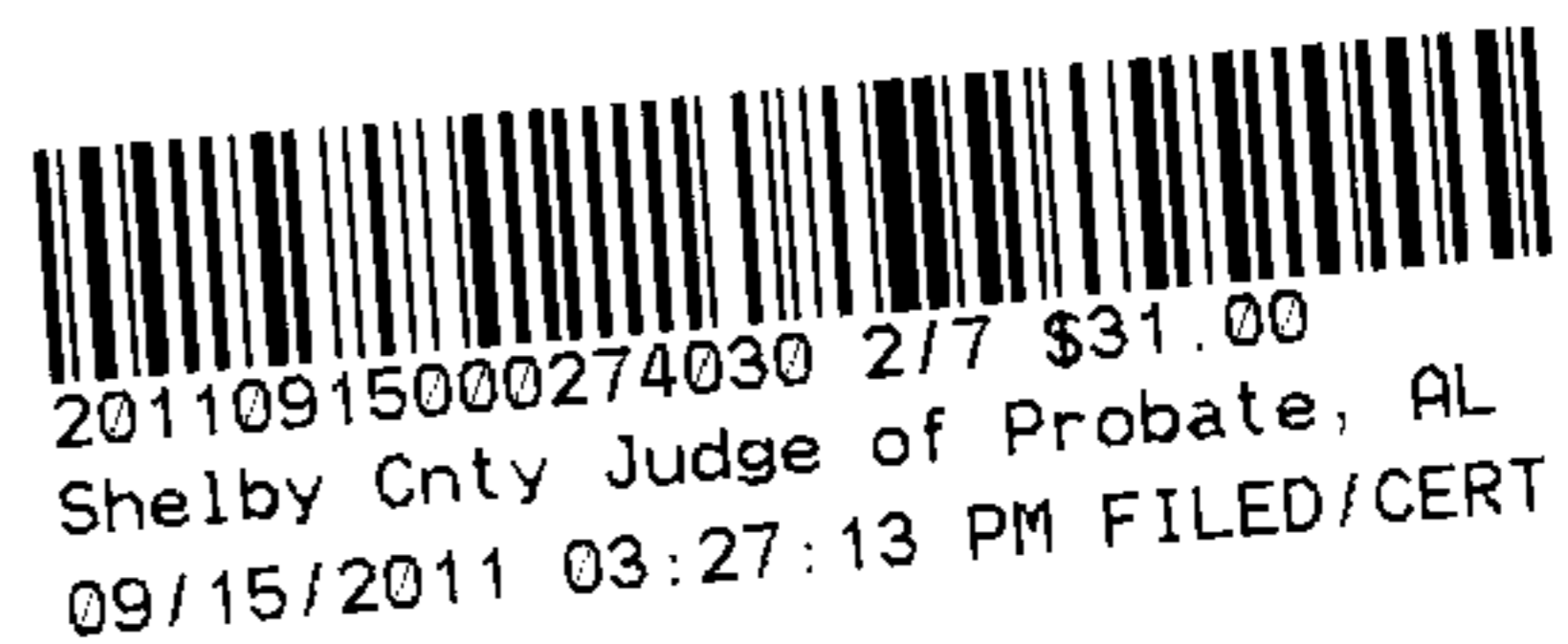
10. Other easements, liens and restrictions of record.

Grantor hereby assigns and transfers to Grantee, and Grantee hereby accepts and assumes, all rights and obligations of Grantor in its capacity as "Developer" with respect to the Real Property under the Declaration of Covenants and any other covenants that may have been recorded by Grantor on or before the date hereof. Grantee agrees to succeed to the interest of Grantor as "Developer" under said Declaration of Covenants.

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, Inc. and (i) its directors, officers, and employees and (ii) any successors and assigns of Chelsea Park, Inc.

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

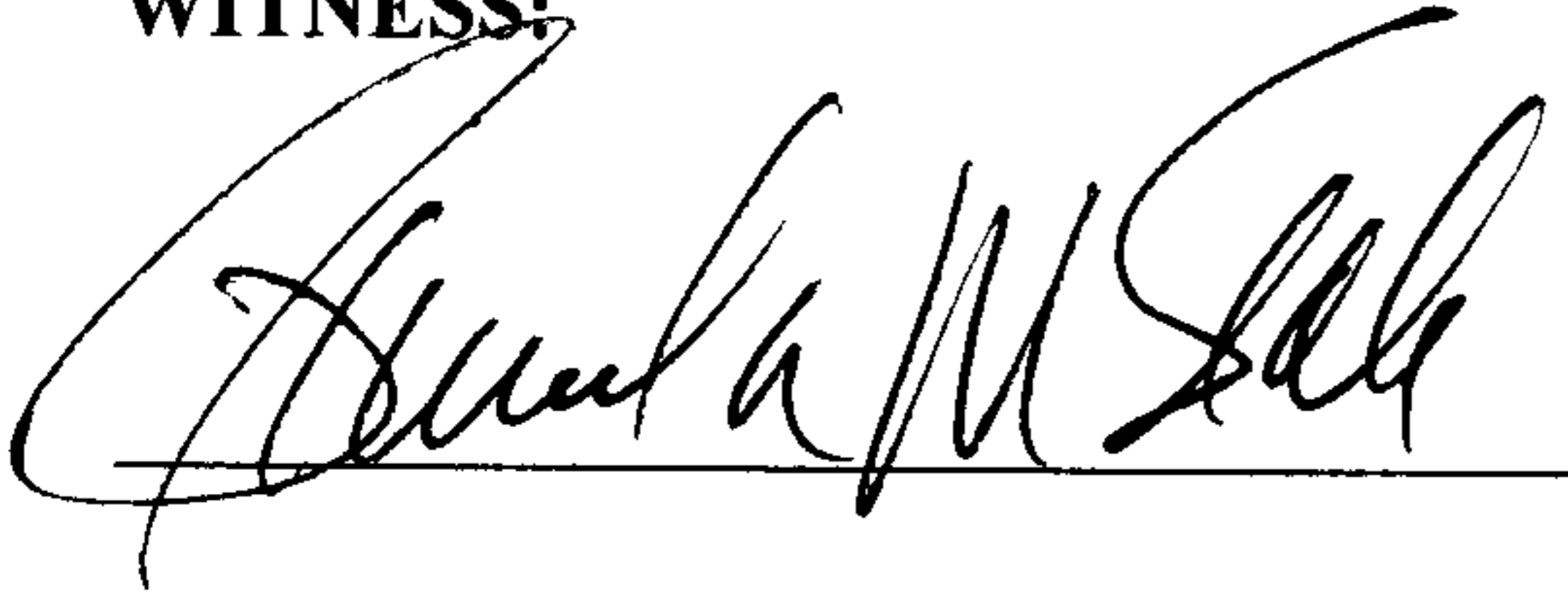
Signatures on Following Page



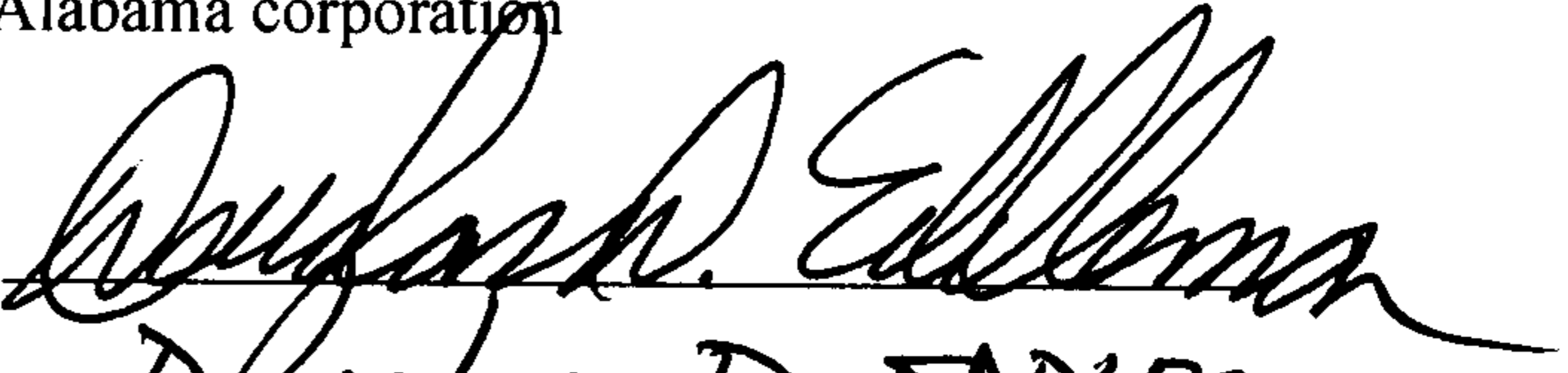
IN WITNESS WHEREOF, Grantor and Grantee have executed and delivered this Deed and set its hand and seal hereunto, effective as of the 31st day of July, 2011.

GRANTOR:

WITNESS:



CHELSEA PARK, INC.
an Alabama corporation

By: 

Name: DOUGLAS D. EDDLEMAN

Title: PRESIDENT

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 President of Chelsea Park, Inc., an Alabama corporation, 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, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

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


Notary Public

[Notarial Seal]

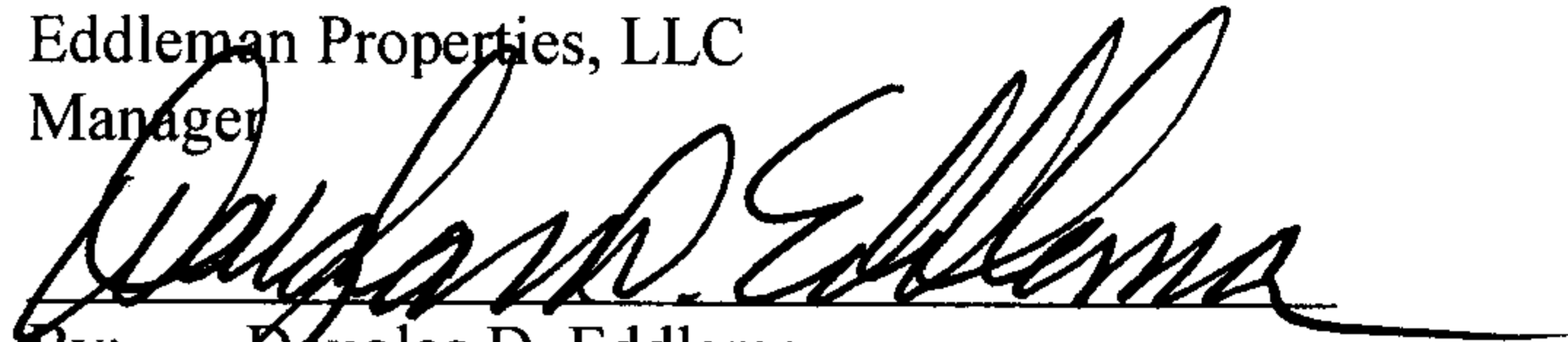
My Commission Expires: 2/3/12


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Shelby Cnty Judge of Probate, AL
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GRANTEE:

CHELSEA PARK HOLDING, LLC

By: Eddleman Properties, LLC
Its: Manager



By: Douglas D. Eddleman
Its: Manager



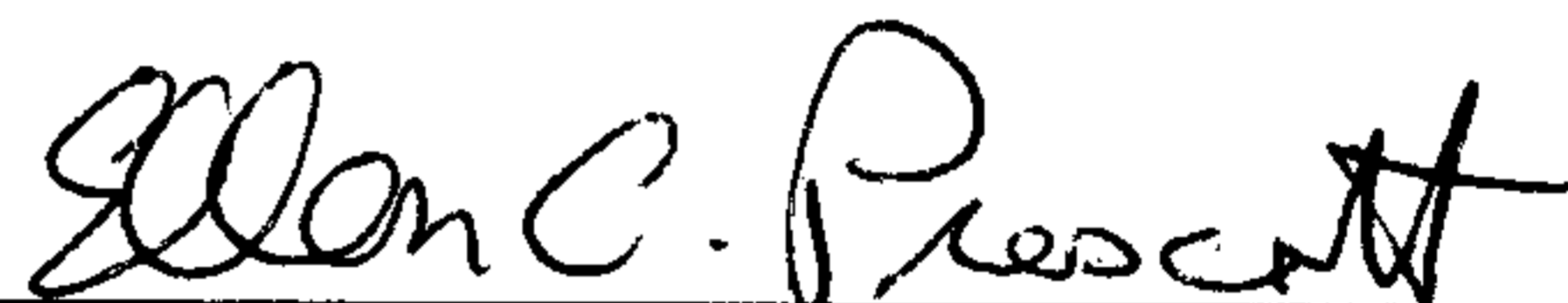
By: Billy D. Eddleman
Its: Manager

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 HOLDING, LLC**, a limited liability company, 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 as aforesaid.

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



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 HOLDING, LLC**, a limited liability company, 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 as aforesaid.

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



Notary Public

[Notarial Seal]

My Commission Expires: 2/3/12

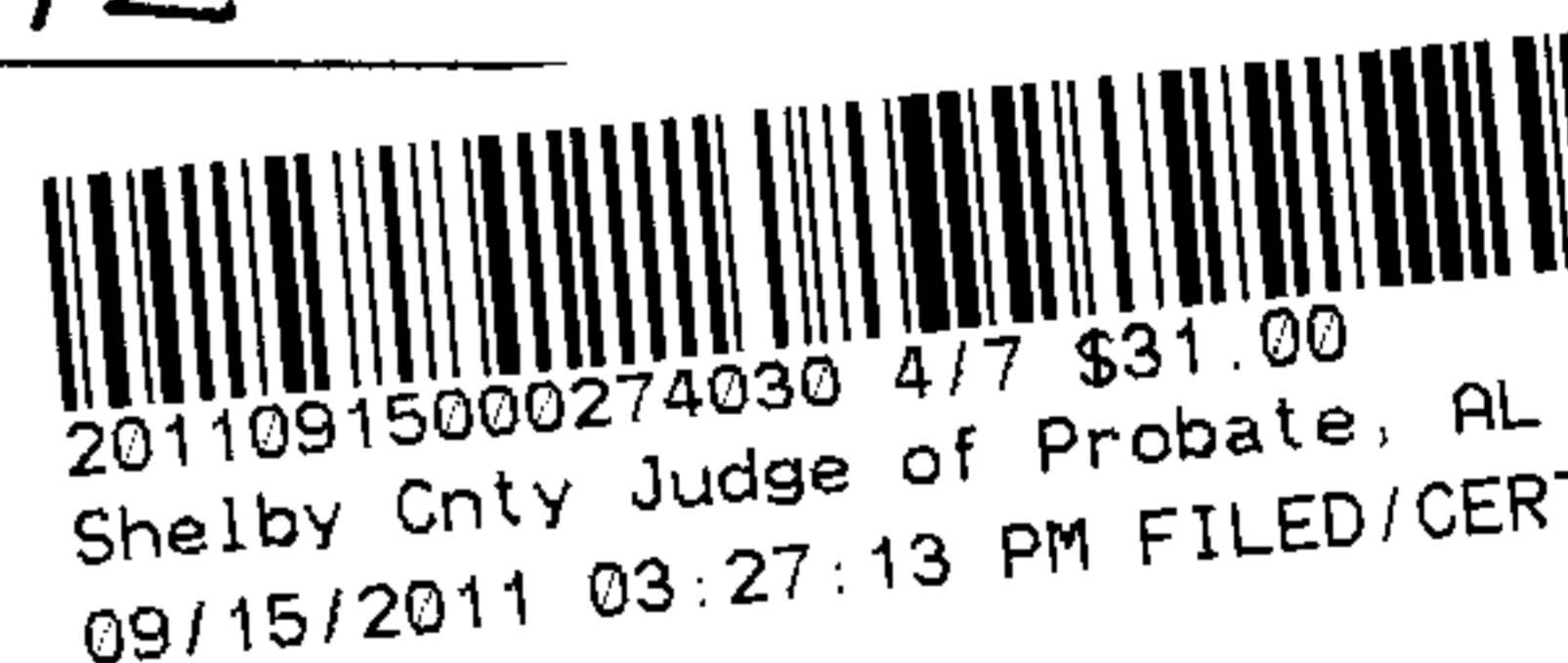


EXHIBIT A TO STATUTORY WARRANTY DEED

Description of Real Property

Parcel I

Lots 1-88 and 1-94, according to the Plat of Chelsea Park First Sector, Phase I and Phase II, as recorded in Map Book 34, Page 21A and 21B, in the Probate Office of Shelby County, Alabama.

Parcel II

Lots 1-91A and 1-92A, according to the Resurvey of Lots 1-91 thru 1-93 Chelsea Park First Sector Phase I and Phase II, as recorded in Map Book 36, Page 87, In the Probate Office of Shelby County, Alabama.

Parcel III

Lots 1-28, 1-29, 1-30, 1-31, 1-32, 1-33, 1-34, 1-35, 1-36, 1-37, 1-38, 1-39, 1-40, 1-41, 1-42, 1-43, 1-44, 1-45, 1-46, 1-47 and 1-51, according to the Plat of Chelsea Park 1st Sector, Phase 3, as recorded in Map Book 36, Page 34, in the Probate Office of Shelby County, Alabama.

Parcel IV

Lots 1-105, 1-106, 1-108, 1-133, 1-134, 1-135, 1-136, 1-137, 1-138, 1-139 and 1-140, according to the Plat of Chelsea Park 1st Sector, Phase 4, as recorded In Map Book 36, Page 24, in the Probate Office of Shelby County, Alabama.

Parcel V

Lots 1-109A, 1-110A, 1-111A, 1-112A and 1-113A, according to the Resurvey of Lots 1-107 thru 1-113 Chelsea Park, as recorded in Map Book 39, Page 46, in the Probate Office of Shelby County, Alabama.

Parcel VI

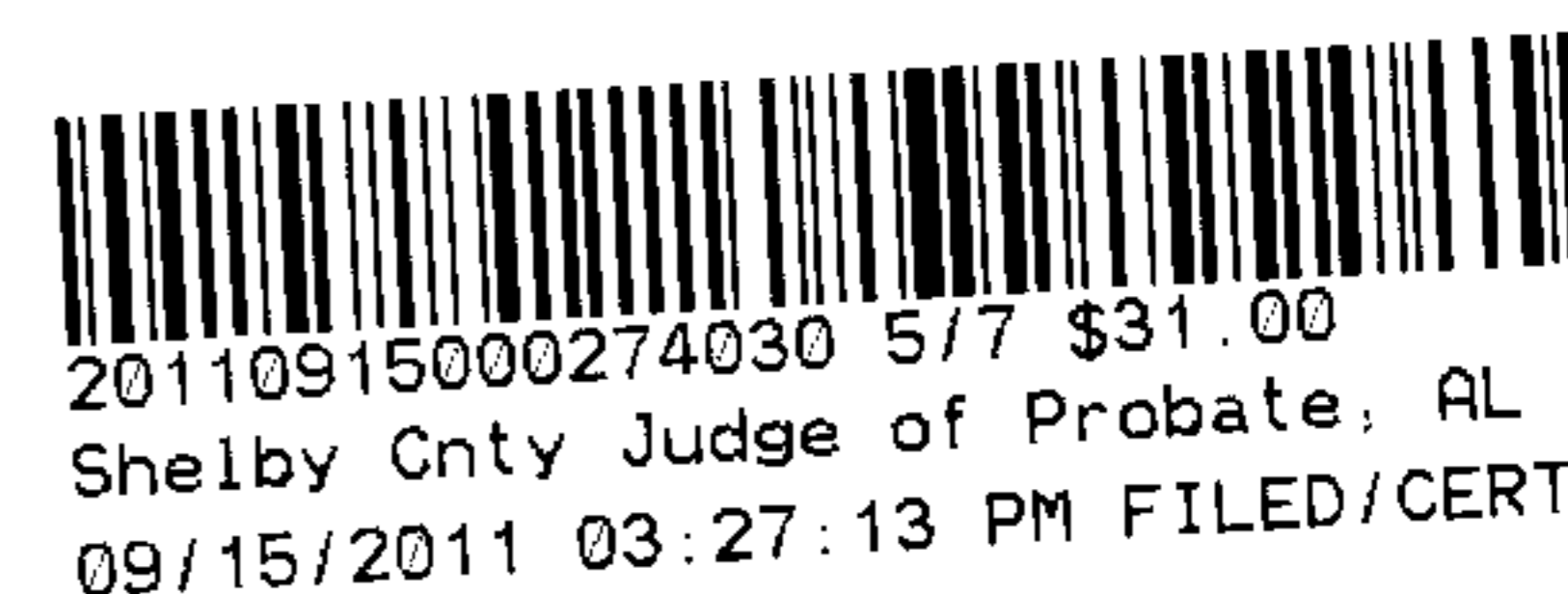
Lots 4-4, 4-15, 4-96, 4-101, 4-102, 4-107, 4-109 and 4-111, according to the Plat of Chelsea Park 4th Sector, as recorded in Map Book 34, Page 147A and 147B, in the Probate Office of Shelby County, Alabama.

Parcel VII

Lots 6-2, 6-3, 6-4, 6-78, 6-79, 6-80, 6-81, 6-82, 6-92, 6-93, 6-94, 6-95, 6-96, 6-98, 6-99, 6-100, 6-101, 6-127, 6-128, 6-129, 6-130, 6-131, 6-132, 6-133 and 6-134, according to the Plat of Chelsea Park 6th Sector, as recorded in Map Book 37, Page 13, in the Probate Office of Shelby County, Alabama.

Parcel VIII

Lots 6-52, 6-53, 6-54, 6-55, 6-56 and 6-57, according to the Plat of Chelsea Park 6th Sector, 3rd Addition, as recorded in Map Book 42, Page 1, in the Probate Office of Shelby County, Alabama.



Parcel IX

All that part of the following described property NOT contained in the plat of Chelsea Park 6th Sector, (Map Book 37, Page 13); Chelsea Park, 6th Sector, 3rd Addition (Map Book 42, Page 1); a Resurvey of Park, Chelsea Park, 6th Sector, (Map Book 41, Page 137) and Chelsea Park, 6th Sector Common Area, (Map Book 41, Page 113):

Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 19 South, Range 1 East, and also part of the East $\frac{1}{2}$ of Section 36, Township 19 South, Range 1 West, both in Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing iron rebar being the locally accepted most Southerly corner of Lot 3-76, Chelsea Park 3rd Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 34, Page 23, run in a Northwesterly direction along the West line of Lot 3-76 and Lot 3-75 of said subdivision for a distance of 96.97 feet to the most Southerly corner of Lot 3-74 of said subdivision; thence turn an angle to the right of $3^{\circ} 47' 33''$ and run in a Northwesterly direction along the Southwest line of said Lot 3-74 for a distance of 48.46 feet to an existing iron rebar being the most Southerly corner of Lot 3-73; thence turn an angle to the right of $6^{\circ} 05' 24''$ and run in a Northwesterly direction along the Southwest line of Lots 3-73 thru 3-69 for a distance of 214.48 feet to an existing iron rebar being the most Southerly corner of Lot 3-68; thence turn an angle to the left of $50^{\circ} 53' 43''$ and run in a Northwesterly direction along the Southwest line of said Lot 3-68 for a distance of 50.32 feet to an existing iron rebar being the most Southerly corner of Lot 3-67; thence turn an angle to the right of $31^{\circ} 31' 59''$ and run in a Northwesterly direction along the Southwest line of said Lot 3-67 for a distance of 86.97 feet to an existing iron rebar being the most Southerly corner of Lot 3-66; thence turn an angle to the right of $38^{\circ} 59' 59''$ and run in a Northerly direction along the West line of said Lot 3-66 for a distance of 87.25 feet to an existing iron rebar being the Northwest corner of said Lot 3-66; thence turn an angle to the left of $45^{\circ} 59' 51''$ and run in a Northwesterly direction for a distance of 146.62 feet to an existing iron rebar being the most Easterly corner of Lot 2-36, Chelsea Park 2nd Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 34, Page 22; thence turn an angle to the left of $89^{\circ} 50' 49''$ and run in a Southwesterly direction along the Southeast line of said Lot 2-36 for a distance of 60.61 feet to an existing iron rebar being the most Easterly corner of Lot 2-35; thence turn an angle to the left of $8^{\circ} 07' 10''$ and run in a Southwesterly direction along the Southeast line of said Lot 2-35 for a distance of 60.0 feet to an existing iron rebar being the most Easterly corner of Lot 2-34; thence turn an angle to the left of $4^{\circ} 30' 01''$ and run in a Southwesterly direction along the Southeast line of said Lot 2-34 for a distance of 60.19 feet to an existing iron rebar being the most Southerly corner of said Lot 2-34; thence turn an angle to the left of $15^{\circ} 34' 23''$ and run in a Southwesterly direction along the East line of Lot 2-33 for a distance of 63.88 feet to an existing iron rebar being the most Easterly corner of Lot 2-32; thence turn an angle to the right of $17^{\circ} 25' 14''$ and run in a Southwesterly direction along the Southeast line of said Lot 2-32 for a distance of 48.82 feet to an existing iron rebar; thence turn an angle to the right of $19^{\circ} 07' 02''$ and run in a Southwesterly direction along the Southeast line of said Lot 2-32 for a distance of 39.89 feet; thence turn an angle to the left of $80^{\circ} 34' 30''$ and run in a Southeasterly direction for a distance of 32.0 feet; thence turn an angle to the right of $91^{\circ} 11' 14''$ and run in a Southwesterly direction for a distance of 15.0 feet; thence turn an angle to the right of $88^{\circ} 48' 46''$ and run in a Northwesterly direction for a distance of 32 feet, more or less, to a point on the Southeast line of Lot 2-31 of said Chelsea Park 2nd Sector; thence turn an angle to the left of $78^{\circ} 16' 49''$ and run in a Southwesterly direction along the Southeast line of said Lot 2-31 for a distance of 51.25 feet to an existing iron rebar and being a corner of Lot 2-31; thence turn an angle to the right of $21^{\circ} 50' 28''$ and run in a Westerly direction for a distance of 59.27 feet to the Southwest corner of said Lot 2-31; thence turn an angle to the right of $22^{\circ} 01' 08''$ and run in a Northwesterly direction along the Southwest line of Lots 2-30, 2-29 and 2-28 for a distance of 181.49 feet; thence turn an angle to the right of $1^{\circ} 54' 31''$ and run in a Northwesterly

direction along the Southwest line of Lot 2-27 of said subdivision for a distance of 68.62 feet to the most Southerly corner of Lot 2-26 of said subdivision; thence turn an angle to the right of $19^{\circ} 59' 49''$ and run in a Northwesterly direction for a distance of 58.91 feet to an existing iron rebar; thence turn an angle to the left of $52^{\circ} 57' 06''$ and run in a Westerly direction for a distance of 140.77 feet to an existing iron rebar being the most Easterly corner of Lot 4-106, Chelsea Park 4th Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 34, Page 147 A & B; thence turn an angle to the left of $47^{\circ} 51' 08''$ and run in a Southwesterly direction along the Southeast line of said Lot 4-106 for a distance of 74.79 feet to an existing iron rebar being the most Southerly corner of said Lot 4-106; thence turn an angle to the right of $5^{\circ} 44' 46''$ and run in a Southwesterly direction for a distance of 50.0 feet to an existing iron rebar being the most Easterly corner of Lot 4-105 of said subdivision; thence turn an angle to the right of $5^{\circ} 50' 07''$ and run in a Southwesterly direction along the Southeast line of said Lot 4-105 for a distance of 75.21 . feet to the most Easterly corner of Lot 4-104 of said subdivision; thence turn an angle to the right of $6^{\circ} 27' 13''$ and run in a Southwesterly direction along the Southeast line of Lot 4-104 for a distance of 63.26 feet to the most Easterly corner of Lot 4-103; thence turn an angle to the right of $6^{\circ} 13' 26''$ and run in a Southwesterly direction along the Southeast line of Lot 4-103 for a distance of 62.77 feet; thence turn an angle to the left of $86^{\circ} 43' 27''$ and run in a Southeasterly direction for a distance of 35.43 feet; thence turn an angle to the right of 90° and run in a Southwesterly direction for a distance of 15.0 feet; thence turn an angle to the right of 90° and run in a Northwesterly direction for a distance of 35.39 feet to a point on the Southeast line of Lot 4-102 of said subdivision; thence turn an angle to the left of $87^{\circ} 02' 31''$ and run in a Southwesterly direction for a distance of 55.96 feet to the most Easterly corner of Lot 4-101; thence turn an angle to the right of $6^{\circ} 14' 02''$ and run in a Southwesterly direction for a distance of 70.29 feet to the Southeast corner of Lot 4-100; thence turn an angle to the right of $6^{\circ} 13' 26''$ and run in a Westerly direction for a distance of 63.26 feet to the Southeast corner of Lot 4-99 of said subdivision; thence turn an angle to the right of $5^{\circ} 23' 38''$ and run in a Westerly direction for a distance of 65.32 feet to the Southeast corner of Lot 4-98 of said subdivision; thence turn an angle to the right of $0^{\circ} 56' 38''$ and run in a Westerly direction along the South line of Lots 4-98, 4-97, 4-96, 4-95, 4-94 and 4-93 for a distance of 342.0 feet to the Southwest corner of Lot 4-93; thence turn an angle to the left of $71^{\circ} 55' 50''$ and run in a Southwesterly direction for a distance of 79.20 feet; thence turn an angle to the right of $30^{\circ} 05' 30''$ and run in a Southwesterly direction for a distance of 81.23 feet; thence turn an angle to the left of $33^{\circ} 23' 13''$ and run in a Southerly direction for a distance of 81.23 feet; thence turn an angle to the left of $29^{\circ} 10' 55''$ and run in a Southeasterly direction for a distance of 81.23 feet; thence turn an angle to the left of $33^{\circ} 23' 13''$ and run in a Southeasterly direction for a distance of 81.23 feet; thence turn an angle to the right of $81^{\circ} 18' 20''$ and run in a Southwesterly direction for a distance of 112.57 feet to a point on the North right-of-way line of the C.S.X. Railroad right-of-way, said North line of C.S.X. Railroad right-of-way being on a curve, said curve being concave in a Northerly direction and having a central angle of $63^{\circ} 16' 32''$ and a radius of 1,864.69 feet; thence turn an angle to the left and run in a Southeasterly, Easterly and Northeasterly direction along the arc of said curve for a distance of 2,059.29 feet to a point of ending of said curve and still being on the Northwest right-of-way line of the C.S.X. Railroad right-of-way; thence run in a Northeasterly direction along the Northwest right-of-way line of the C.S.X. Railroad for a distance of 131.16 feet; thence turn an angle to the left of 90° and run in a Northwesterly direction for a distance of 137.79 feet to an existing iron rebar; thence turn an angle to the right of $12^{\circ} 03' 56''$ and run in a Northwesterly direction for a distance of 50.0 feet, more or less, to the point of beginning.

This property does include all of those lots designated for future development according to the Plat of Chelsea Park 6th Sector, as recorded in Map Book 37, Page 13 in the Probate Office of Shelby County, Alabama, including, specifically, that property described as Lots 6-20, 6-21, 6-22, 6-23, 6-24, 6-25, 6-26, 6-27, 6-28, 6-29, 6-30, 6-31, 6-32, 6-33, 6-34, 6-35, 6-36, 6-37, 6-38, 6 39, 6-40, 6-41, 6-42, 6-43, 6-44, 6-45, 6-46, 6-47, 6-48, 6-49, 6-50, 6-51, 6-58, 6-59, 6 60, 6-61, 6-62, 6-63, 6-64, 6-65, 6-66, 6-67, 6-68, 6-69, 6-70 and 6-71.

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