


This instrument was prepared by:  
Clayton T. Sweeney, Esquire  
2700 Highway 280 East, Suite 160  
Birmingham, Alabama 35223

  
20111004000294440 1/3 \$40.00  
Shelby Cnty Judge of Probate, AL  
10/04/2011 02:31:56 PM FILED/CERT

Shelby County, AL 10/04/2011  
State of Alabama  
Deed Tax:\$22.00

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Ten aand No/100 Dollars** (\$10.00) to the undersigned grantor, **CHELSEA PARK HOLDING, LLC, a Delaware Limited Liability Company**, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **CHELSEA PARK HOLDING, LLC, a Delaware Limited Liability Company**, by these presents, grant, bargain, sell and convey unto **PARK HOMES, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as "Grantee"), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

Lot 1-112A, according to the Map and Survey of Chelsea Park, 1st Sector, Phase IV, as recorded in Map Book 39, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 1st Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041026000590790, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Mineral and mining rights excepted.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2011.
- (2) Building and setback lines as shown by recorded plat in said Probate Office.
- (3) Public utility easements as shown by recorded plat.
- (4) Restrictions as noted on Map Book 36, Page 24 and Map Book 39, Page 46 in said Probate Office.
- (5) Covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20041014000566950, Instrument No. 20041026000590790 and Instrument No. 20060605000263850 in said Probate Office.
- (6) Easement agreement as recorded in Instrument No. 20040816000457750 in said Probate Office.
- (7) Conservation easement and Declaration of Restrictions and Covenants as recorded in Instrument No. 20041228000703990 in said Probate Office.
- (8) Articles of Incorporation of The Chelsea Park Improvement District One, as recorded in Instrument No. 20041223000699620 and notice of final assessment of District One as recorded in Instrument No. 20050209000065520 in said Probate Office.
- (9) Transmission line permit(s) to Alabama Power Company as recorded in Deed Book 112, Page 111 in said Probate Office.
- (10) Easement as recorded in Instrument No. 20040120000033550 in said Probate Office.
- (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 244, Page 587, Instrument No.1997-9552 and Instrument No. 2000-94450 and corrected in Instrument No. 2001-27341 in said Probate Office.
- (12) Release of damages as recorded in Instrument No. 20040922000521690 in said Probate Office.
- (13) Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Instrument No. 20040922000521690 in said Probate Office; the policy will insure that any violation of this covenant will not result in a forfeiture or reversion of title.



- (14) Right of way easement as recorded in Instrument No. 2000-4454 in said Probate Office.
- (15) Easement as recorded in Deed Book 253, Page 324 in said Probate Office.
- (16) Restrictive covenants and grant of land easement to Alabama Power Company as recorded in Instrument No. 20050203000056200 in said Probate Office.
- (17) Distribution easement to Alabama Power Company as recorded in Instrument No. 20050203000056210 in said Probate Office.
- (18) Declaration of Restrictive Covenants as recorded in Instrument No. 20030815000539670 in said Probate Office.
- (19) Easement to Town of Chelsea as recorded in Instrument No. 20040107000012460 in said Probate Office.
- (20) Conservation easement and restrictive covenants as recorded in Instrument No. 20031222000822880; Instrument No. 20041228000703980 and Instrument No. 20041228000703990 in said Probate Office.
- (21) Right of way to BellSouth as recorded in Instrument No. 20050923000496730 in said Probate Office.
- (22) Restrictive covenants and grant of land easement in favor of Alabama Power Company as recorded in Instrument No. 20051031000564110 in said Probate Office.

By its acceptance of this deed, Grantee hereby covenants and agrees for itself and its successors, assigns, licensees, lessees, employees and agents that Grantor shall not be liable for, and no action shall be asserted against Grantor for, loss or damage on account of injuries to the Property or to any buildings, improvements, or structures now or hereafter located upon the Property, or on account of injuries to any owner, occupant, or other person in or upon the Property, which are caused by, or arise as a result of, past or future soil and/or subsurface conditions, known or unknown, (including, without limitation, sinkholes, underground mines, and limestone formations) under or on the Property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the Property. Further, the Grantee, its successors and assigns hereby acknowledges that the Grantor shall not be liable for and no action shall be asserted against Grantor in connection with any drainage easements, ditches or pipes or drainage problems associated therewith and that Grantee has inspected the same and accepts the property along with all drainage easements, ditches or pipes in its present "AS IS" condition. For purposes of this paragraph the term Grantor shall mean and refer to (i) the partners, agents and employees of Grantor; (ii) the members, officers, directors, employees and agents of general partners of Grantor or partners thereof; (iii) any successors or assigns of Grantor; and (iv) any successors and assigns of Grantor's interest in the Property. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, limited partnerships, corporations, or other entities holding under or through Grantee.

**TO HAVE AND TO HOLD** to the said Grantee, and said Grantor does for itself, its successors and assigns covenant with said Grantee, its successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.


**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand by its duly authorized officer this 30<sup>th</sup> day of September, 2011.

SELLER:  
CHELSEA PARK HOLDING, LLC  
a Delaware Limited Liability Company

By:   
Douglas D. Eddleman,  
Its Manager

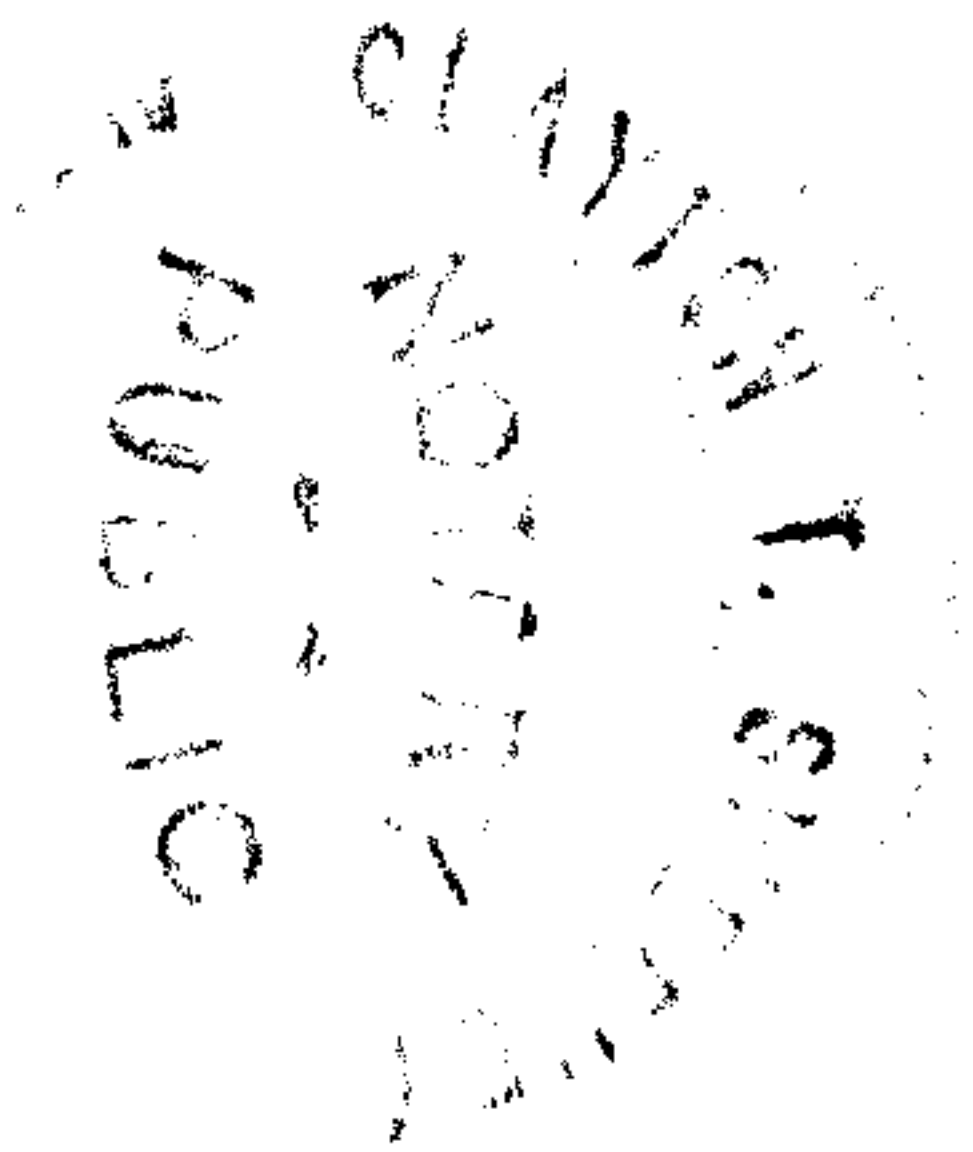
Chelsea Park - 1st Sector, Phase IV  
Lot 1-112A

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON    )

  
20111004000294440 3/3 \$40.00  
Shelby Cnty Judge of Probate, AL  
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I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as Manager of Chelsea Park Holding, LLC, a Delaware Limited Liability Company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such Manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

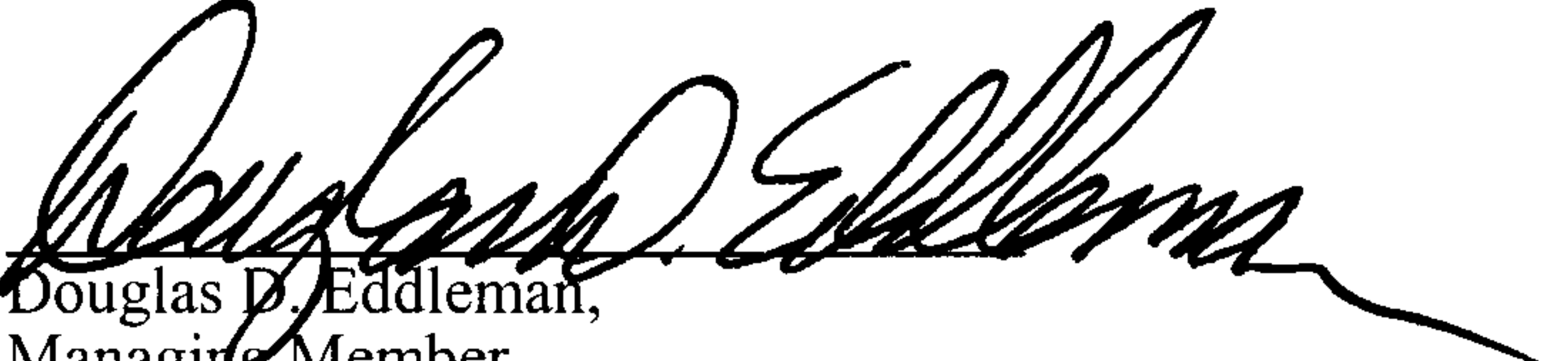
Given under my hand and official seal of office this the 30<sup>th</sup> day of September, 2011.



  
NOTARY PUBLIC  
My Commission expires: 6/5/2015

The Grantees execute this deed only to acknowledge and accept all covenants and restrictions contained hereinabove and Grantees, their successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.

PARK HOMES, LLC  
an Alabama Limited Liability Company

  
Douglas D. Eddleman,  
Managing Member

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas D. Eddleman, whose name as Managing Member of Park Homes, 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, in his capacity as such Managing Member, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 30<sup>th</sup> day of September, 2011.



  
NOTARY PUBLIC  
My Commission expires: 6/5/2015