

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
City of Chelsea
P. O. Box 111
Chelsea, AL 35043

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Sixty Thousand and 00/100 (\$360,000.00) DOLLARS, and other good and valuable consideration as reflected in the sales contract, this day in hand paid to the undersigned GRANTOR, **Brandi L. Catanese, a married individual** (hereinafter referred to as GRANTOR), whose address is 359 Grande Vista Circle, Chelsea, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **City of Chelsea, a municipality**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description

Property Address: 11636 Chelsea Road, Chelsea, AL 35043


Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Subject property does not constitute the homestead of the Grantor herein, as defined by the Code of Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

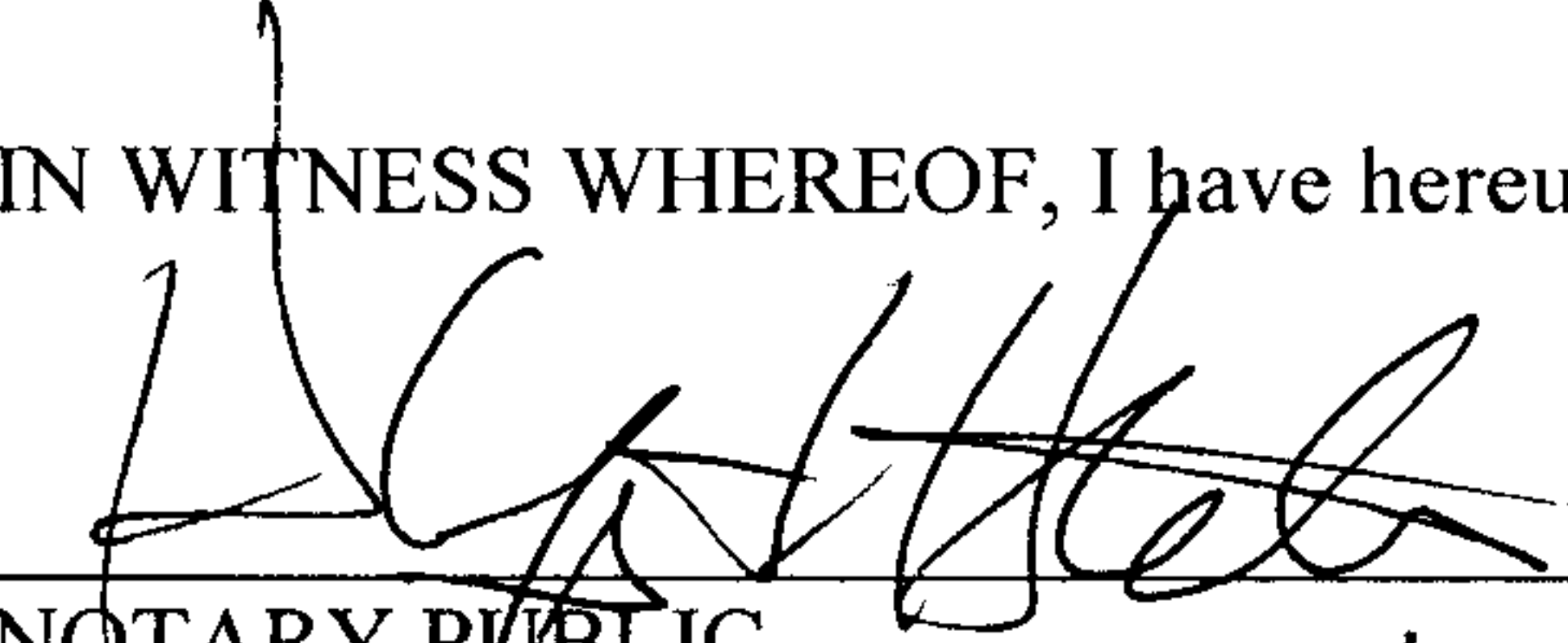
IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 14th day of February, 2013.


Brandi L. Catanese

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brandi L. Catanese, a married individual 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of February, 2013.


NOTARY PUBLIC
My Commission Expires: 3/18/15



20130215000066830 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

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LEGAL DESCRIPTION

A parcel of land in the NW 1/4 of the NE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at Seaboard Coast Line Railroad mile post ANJ-945; thence run Northwest along the centerline of the main tract 1112 feet; thence run Southwest and radial to a curve on said railroad 113.66 feet to a point eight (8) feet South of said railroad spur tract and the point of beginning; thence continue last course 36.34 feet; thence turn left 92 degrees 08 minutes 08 seconds and run Southeast along the railroad right of way 116.02 feet; thence turn right 74 degrees 52 minutes 59 seconds and run South 60.11 feet to the North right of way of Shelby County Highway #47; thence turn right 91 degrees 25 minutes 42 seconds and run West along said Highway right of way 91.60 feet to the point of a clockwise curve having a delta angle of 100 degrees 41 minutes 09 seconds and a radius of 75 feet; thence run along the arc of said curve 131.80 feet; thence turn right 100 degrees 48 minutes 19 seconds from the chord of said highway curve to the chord of a clockwise curve on said railroad spur tract, said curve having a delta angle of 07 degrees 31 minutes 59 seconds and a radius of 530.05 feet; thence run along the arc of said spur curve 69.69 feet to the point of beginning.

A parcel of land in the NW 1/4 of the NE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said Section 34, thence run East along the North section line 2790.62 feet; thence turn right 89 deg. 38 min. 48 sec. and run South 769.07 feet to a point 50 feet (radial) South of the C.X.S. Railroad tracks and the point of beginning; thence continue last course 215.00 feet; thence turn left 125 deg. 13 min. 42 sec. and run Northeast 132.00 feet to the point of a counter clockwise curve having a delta angle of 00 deg. 31 min. 43 sec. and a radius of 1556.69 feet; thence turn right 230 deg. 01 min 30sec. to tangent and run along the arc of said curve 14.36 feet; thence turn left 102 deg. 58 min. 53 sec. from tangent and run North 102.81 feet to a point on a clockwise curve having a delta angle of 05 deg. 06 min. 26 sec. and a radius of 1456.69 feet (said point being 50 feet (radial) South of said railroad tracks; thence turn right 76 deg. 06 min. 36 sec. and run Westerly along the arc of said curve 130.27 feet to the point of beginning.

Said property bounded on the South and West by Shelby County Highway 47, on the north by the Seaboard Court Line Railroad and on the East by a property line which is one foot west of an existing brick building.

Subject property known as Parcel No. 09-8-34-0-001-027.003.

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