

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

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

STATE OF ALABAMA)

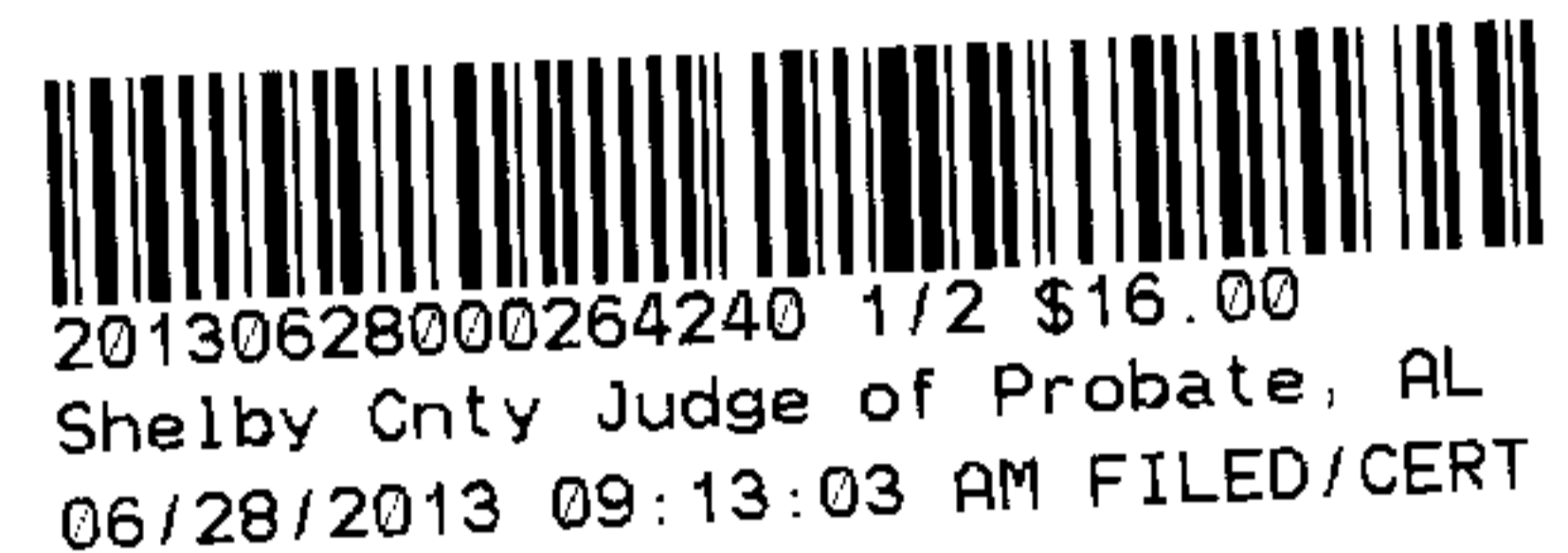
GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eight Hundred Fifty Thousand and 00/100 (\$850,000.00) DOLLARS, and other good and valuable consideration, as set out in sales contract, this day in hand paid to the undersigned GRANTOR, **Two Mountains, LLC, a limited liability company** (hereinafter referred to as GRANTOR), whose address is 120 Bishop Circle, Pelham, 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: Highway 11, Pelham, AL 35124



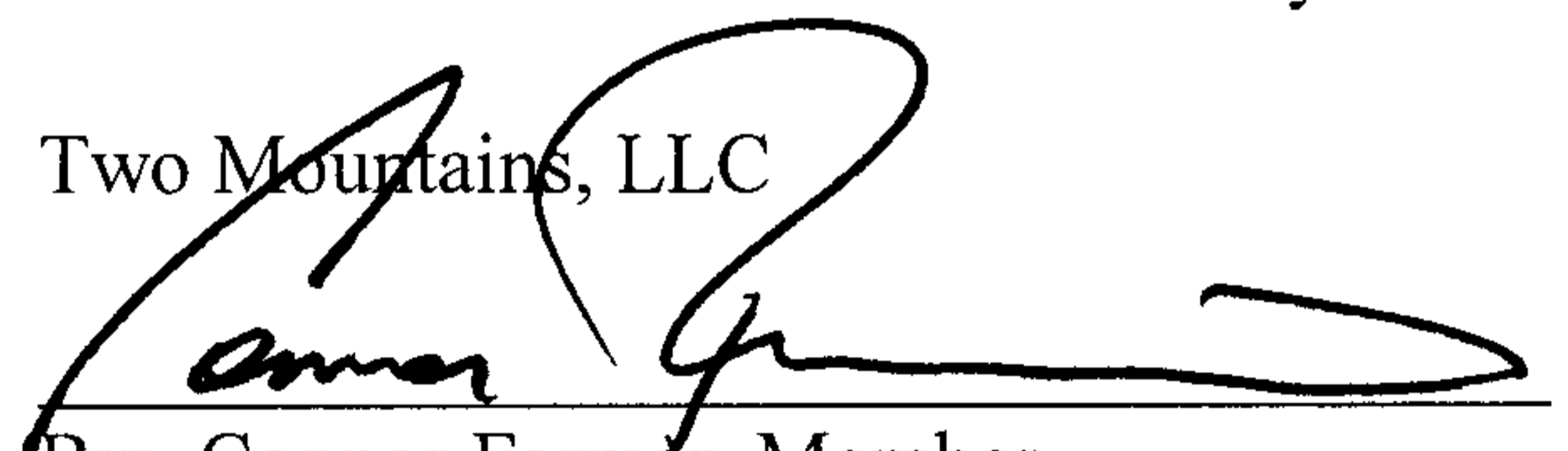
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

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 hand and seal this the 27th day of June, 2013.

Two Mountains, LLC


By: Connor Farmer, Member

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Connor Farmer, whose name as Member of Two Mountains, 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 the Instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of June, 2013.



NOTARY PUBLIC

My Commission Expires: 10-26-2014

Exhibit A Legal Description

Parcel I:

Commence at the Northwest corner of the NW 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 1 West; thence run South along the West line of said 1/4 - 1/4 Section for 95.17 feet to the point on the Southerly right of way line of Shelby County Highway #11 and the point of beginning; thence continue along the last described course for 1,252.79 feet to the Southwest corner of said 1/4 - 1/4 Section; thence turn 91 degrees 22 minutes 37 seconds left and run Easterly along the South line of said 1/4 - 1/4 Section for 30.01 feet; thence turn 88 degrees 37 minutes 23 seconds left and run Northerly and parallel with the West line of said 1/4 - 1/4 Section for 1,272.40 feet to a point on the Southerly right of way line of Shelby County Highway # 11; thence turn 124 degrees 07 minutes 40 seconds left and run Southwesterly along said right of way for 36.42 feet to the point of beginning of said easement.


Parcel II:

Commence at the Northwest corner of the NW 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 1 West; thence run South along the West line of said 1/4 - 1/4 Section for 95.17 feet to a point on the Southerly right of way line of Shelby County Highway #11; thence turn 124 degrees 07 minutes 40 seconds left and run Northeasterly along said road right of way 36.24 feet to the point of beginning; thence continue along the last described course and along said road right of way for 176.13 feet; thence turn 124 degrees 07 minutes 40 seconds right and run Southerly for 348.82 feet; thence turn 90 degrees 00 minutes 00 seconds right and run Westerly for 145.80 feet thence turn 90 degrees 00 minutes 00 seconds right and run Northerly for 250.00 feet to the point of beginning.

Parcel III:

BEGIN at the NW corner of Section 6, Township 20 South, Range 1 West, Shelby County, Alabama; thence south along the west line of the NW 1/4 of said section a distance of 2218 feet more or less to a point; thence Northeast a distance of 5981 feet more or less to a point on the north line of the S 1/2 of the SE 1/4 of Section 31, Township 19 South, Range 1 West, Shelby County, Alabama; thence west along the said north line a distance of 1113 feet more or less to the NE corner of a parcel of land as described in Instrument number 1995-31769; thence turn 90 to the left and run southerly for 500.00 feet to the SE corner of said parcel; thence turn 90 to the right and run westerly for 897.34 feet to the SW corner of said parcel; thence turn 90 to the right and run northerly for 500.00 feet to the NW corner of said parcel; thence turn 90 to the left, leaving said parcel and run westerly for 180.03 feet to a 2 capped pipe at the NW corner of the SW 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 1 West Shelby County, Alabama; thence south along the west line of said 1/4-1/4 section to the NE corner of the NW 1/4 of Section 6, Township 20 South, Range 1 West, Shelby County, Alabama; thence west along the north line of said 1/4 section to the POINT OF BEGINNING.

LESS AND EXCEPT 0.9 acres, more or less, lying on the West side of the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 20 South, Range 1 West Shelby County, Alabama;


20130628000264240 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/28/2013 09:13:03 AM FILED/CERT

