


This instrument was prepared by:

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STATE OF ALABAMA)
COUNTY OF SHELBY)


20151230000442850 1/12 \$47.00
Shelby Cnty Judge of Probate, AL
12/30/2015 10:39:45 AM FILED/CERT

**SUPPLEMENTARY DECLARATION AND AMENDMENT TO
THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR CHELSEA PARK,
A RESIDENTIAL SUBDIVISION,
7TH SECTOR**

KNOW ALL MEN BY THESE PRESENTS THAT,

WHEREAS, Chelsea Park, Inc. ("Original Developer"), Chelsea Park Development, Inc. ("Successor Developer") and Chelsea Park Residential Association, Inc. (the "Association") previously filed a Declaration of Covenants, Conditions and Restrictions in the Probate Office of Shelby County, Alabama, recorded on December 29, 2006, as Instrument Number 20061229000634370 (the "Original Declaration") with respect to certain real property owned by Successor Developer and situated in Shelby County, Alabama, which is part of a residential subdivision known as Chelsea Park, A Residential Subdivision (the "Development"), and which is more particularly described in the Plat of Chelsea Park, 7th Sector, as recorded in Map Book 37, at page 120 in said office, all being recorded in the Probate Office of Shelby County, Alabama;

WHEREAS, Original Developer has created the Association pursuant to the Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, recorded as Instrument Number 20041014000566950 in the Probate Office of Shelby County, Alabama, (the "Master Covenants"), for the purpose of maintaining certain property within the Development, which is intended to be for the non-exclusive use and benefit of the owners of the Development ("Common Area"), regulating the use of the Common Area, and levying assessments for the maintenance, preservation and regulation of the Common Area;

WHEREAS, under the terms of the Original Declaration, Original Developer assigned to the Successor Developer the rights and obligations of the Original Developer as the "Developer" under the Master Covenants with respect to the real property subject to the Original Declaration;

WHEREAS, by Statutory Warranty Deed recorded on September 15, 2011, in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20110915000274050, Successor Developer conveyed to Chelsea Park Holding, LLC (the "New Developer") all of the real property owned by the Successor Developer in the Development and assigned to the New Developer all of Successor Developer's rights and obligations as the "Developer" under the Master Covenants and the Original Declaration with respect to the property conveyed by said deed;

WHEREAS, the New Developer owns certain additional real property situated in Shelby County, Alabama, which is proposed to be developed as part of the Development, and which is more particularly described on Exhibit A hereto (the "Subject Property");

WHEREAS, the New Developer desires to submit the Subject Property to the Original Declaration and the Master Covenants and to amend the Original Declaration in certain respects with respect to the Subject Property in accordance with and pursuant to the terms of the Original Declaration and the Master Covenants, which permit the Developer, with the approval in writing of the Association, to evidence the submission of such property to the Original Declaration and the Master Covenants and amendments to the Original Declaration by filing a Supplementary Declaration to that effect in the Office of the Judge of Probate of Shelby County, Alabama;

WHEREAS, the Original Developer has joined in this Supplementary Declaration to submit the Subject Property to the Master Covenants and the Original Declaration so that the Subject Property will become part of the Development, and to assign to the New Developer the rights and obligations of Original Developer as "Developer" under the Master Covenants and the Original Declaration with respect to the Subject Property;

NOW THEREFORE, the Original Developer, New Developer and the Association (the "Declarants") do, upon the recording hereof, declare and make the Subject Property and any portion thereof subject to the covenants, conditions, restrictions, uses, limitations and affirmative obligations of the Original Declaration and the Master Covenants, as each has been heretofore amended and as amended hereby, all of which are declared to be in furtherance of a plan for the use and improvement of the Subject Property in a desirable and uniform manner and for the maintenance, preservation, and regulation of the Common Areas within the property subject to the Original Declaration and the Master Covenants. Original Developer hereby joins in the execution of this Supplementary Declaration for the purpose of submitting the Subject Property to the Master Covenants and the Original Declaration pursuant to Section 2.2 of the Master Covenants and Section 2.2 of the Original Declaration. The Original Developer hereby assigns to the New Developer all of the rights and obligations of the Original Developer as the "Developer" under the Master Covenants and the Original Declaration with respect to the Subject Property in accordance with Section 2.2 and Section 11.13 of the Master Covenants and in accordance with Section 2.2 and Section 10.13 of the Original Declaration. New Developer by its execution of this Supplementary Declaration does hereby accept and assume the rights and obligations assigned hereunder by the Original Developer and agrees to succeed to the interest of Original Developer as "Developer" under the Master Covenants and the Original Declaration with respect to the Subject Property.

ARTICLE I

The Declarants hereby reaffirm and restate the terms and provisions of the Original Declaration and the Master Covenants in their entirety without any change whatsoever, except as follows:

1. The legal description of the Property subject to the Original Declaration and the Master Covenants is hereby amended to include the Subject Property.

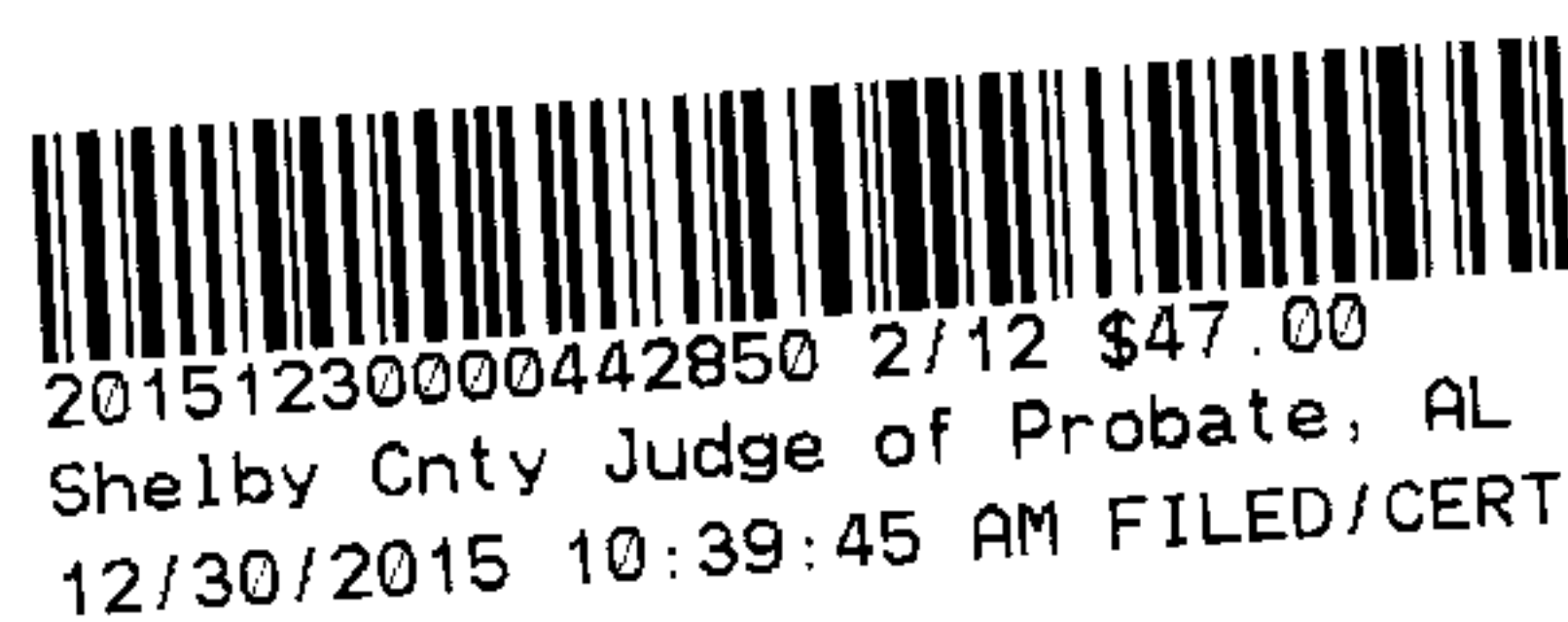
2. It is the intention of the Declarants to submit the Subject Property to the Original Declaration as Additional Property pursuant to Section 2.2 of the Original Declaration so that the Subject Property will be part of the Property (as defined in the Original Declaration) and the members of the ARC (as defined in the Original Declaration) will be members of the Association. The Subject Property shall be subject in all respects to the Original Declaration and the Master Covenants except that the following covenants shall be binding upon the Subject Property and shall modify the Original Declaration with respect to the Subject Property:

(a) The Original Declaration is hereby amended to exempt the Subject Property from the requirements of Section 6.6 of the Original Declaration and to declare that the Subject Property shall be subject to the following restrictions on the size of structures:

There shall be no specific height limitations or size restrictions for residential structures to be constructed on a Lot within the Subject Property. The ARC reserves the right to approve the height and size of any residential structure to be constructed on a Lot within the Subject Property based on the compatibility of the appearance of such structure with structures on other Lots within and adjacent to the Subject Property.

(b) The provisions of Section 2 of Article I of this Supplementary Declaration shall be applicable to the Subject Property and shall modify the Original Declaration with respect to the Subject Property in accordance with Section 2.2 of the Original Declaration.

3. The Subject Property has not been subdivided into Lots. The Master Plan for the Development, as approved by applicable governmental authorities, contemplates the subdivision of the Subject Property into Lots in accordance with applicable state and local laws and regulations for the subdivision of real property. New Developer in its capacity as the "Developer" for the Subject Property under the Master Covenants and the Original Declaration



intends to subdivide the Subject Property into Lots substantially in accordance with the Master Plan by applying for approval of a subdivision plat with respect to all or part of the Subject Property and by recording the approved subdivision plat in the Probate Office of Shelby County, Alabama, as permitted by Section 2.6 of the Master Covenants and Section 2.6 of the Original Declaration. The undivided portion of the Subject Property shall be treated as a single Lot for purposes of Article IV of the Master Covenants and Section 5.2 of the Original Declaration. No assessments shall be due on any Lot owned by the Developer in the Subject Property. Assessments on individual Lots within the Subject Property shall commence in accordance with Section 6.3 of the Master Covenants upon the conveyance of the Lot to a person other than the New Developer as the "Developer" with respect to the Subject Property.

4. New Developer reserves the right to harvest timber on any portion of the Subject Property that has not been subdivided into Lots pursuant to a recorded subdivision plat.

ARTICLE II

Declarants hereby declare that said provisions of the Original Declaration and Master Covenants as so amended shall run with the land and be binding upon, and shall inure to the benefit of, the real property, including the Subject Property, subject to the Original Declaration as amended hereby and all parties having or acquiring any right, title or interest in and to said real property or any part thereof, and their successors in interest.

ARTICLE III

The Association has joined in the execution of this Supplementary Declaration for the purpose of evidencing its written approval of the submission of the Subject Property to the Original Declaration and Master Covenants as herein provided and does hereby authorize the filing of this Supplementary Declaration with the Office of the Judge of Probate of Shelby County, Alabama.

[SIGNATURES ON FOLLOWING PAGES]



20151230000442850 3/12 \$47.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the undersigned have caused this Declaration to be executed as of the 29th
day of DECEMBER 2015.

DECLARANTS:

CHELSEA PARK, INC.

By: Douglas D. Eddleman
Douglas D. Eddleman
President

CHELSEA PARK DEVELOPMENT, INC.

By: Douglas D. Eddleman
Douglas D. Eddleman
President

CHELSEA PARK HOLDING, LLC

By: Douglas D. Eddleman
Douglas D. Eddleman
Manager

By: Billy D. Eddleman
Billy D. Eddleman
Manager

CHELSEA PARK RESIDENTIAL
ASSOCIATION, INC.

By: Douglas D. Eddleman
Its: PRESIDENT



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STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, 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., a corporation, is signed to the foregoing Supplementary Declaration, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Supplementary Declaration, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this 29th day of December, 2015.

Anna C. McGonigley
Notary Public
My Commission Expires: June 29, 2018

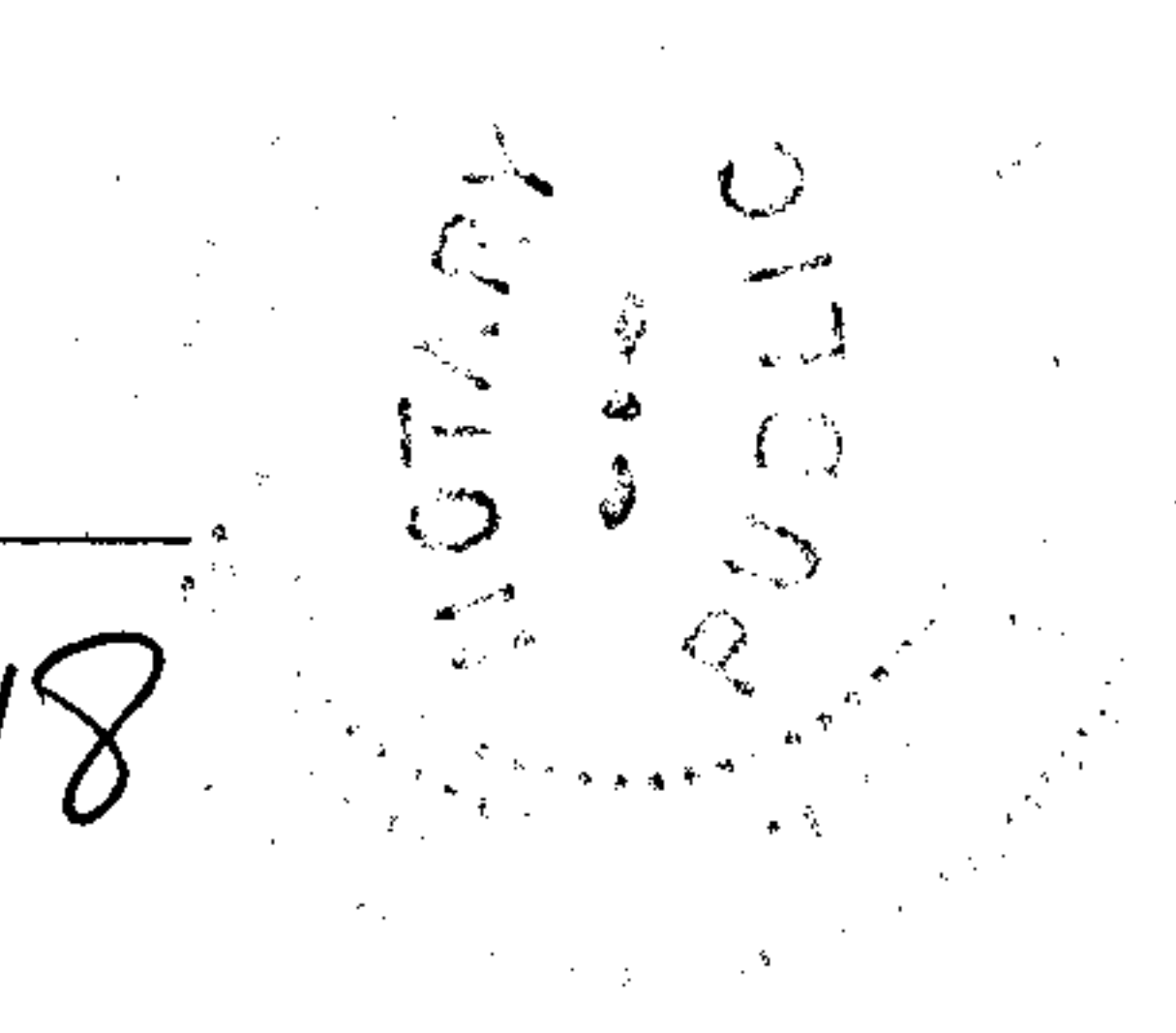


STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas D. Eddleman, whose name as President of Chelsea Park Development, Inc., a corporation, is signed to the foregoing Supplementary Declaration, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Supplementary Declaration, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this 29th day of December, 2015.

Anna C. McGonigley
Notary Public
My Commission Expires: June 29, 2018

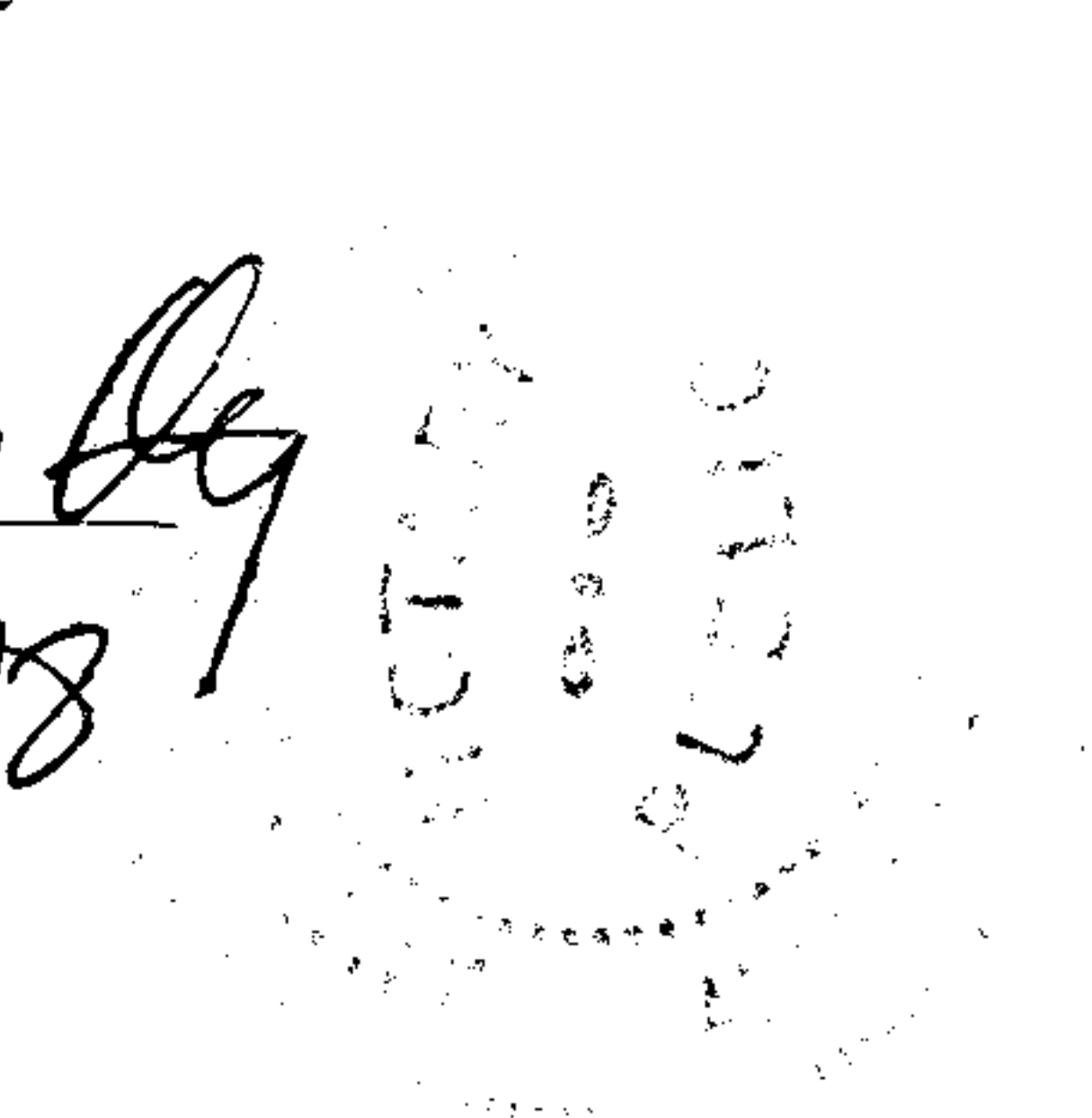


STATE IF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman and Billy D. Eddleman, whose names as Managers of Chelsea Park Holding, LLC, a limited liability company, are signed to the foregoing Supplementary Declaration, and who are known to me, acknowledged before me on this day that, being informed of the above and foregoing Supplementary Declaration, the as such managers 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 29th day of December, 2015.

Anna C. McGonigley
Notary Public
My Commission Expires: June 29, 2018

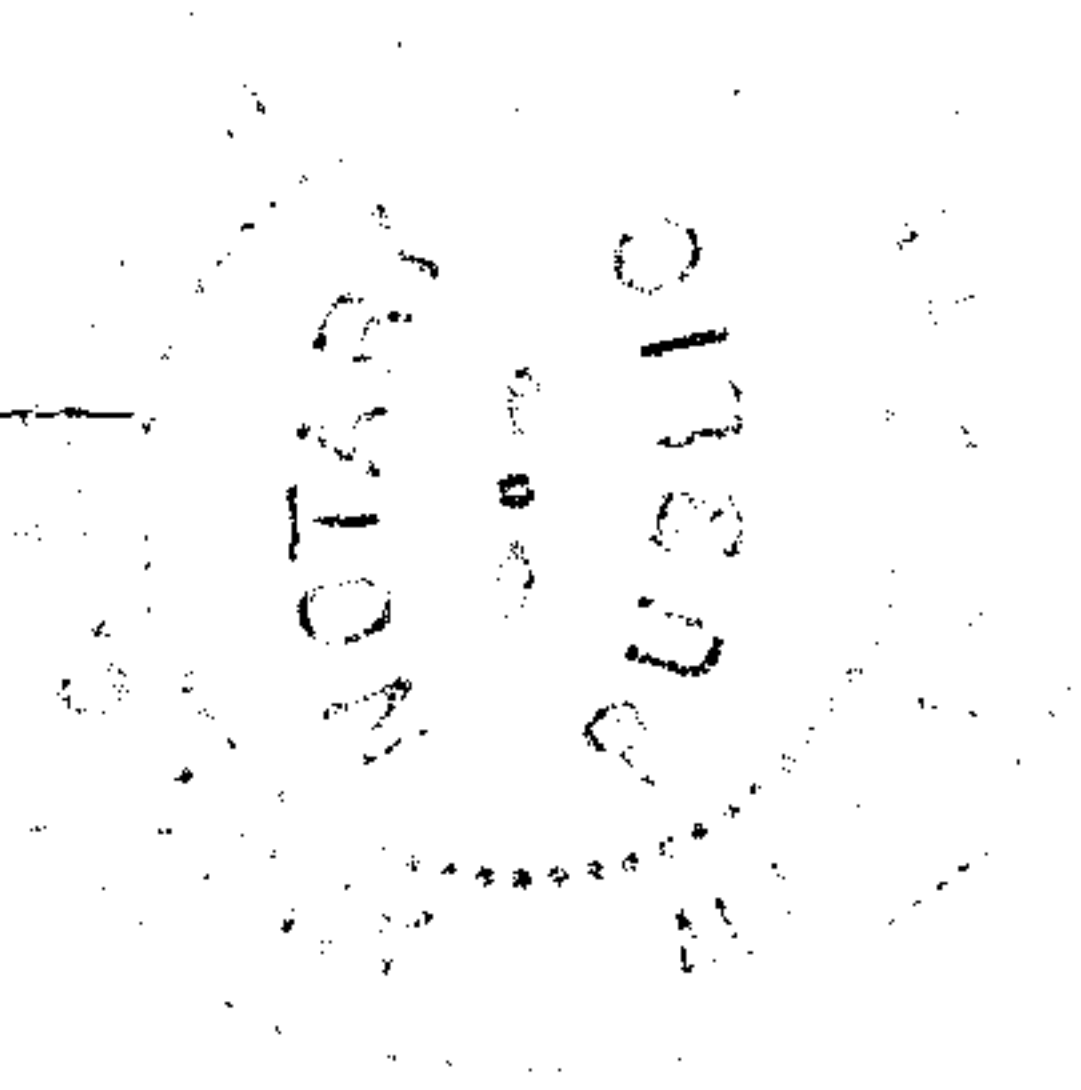


STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as President of Chelsea Park Residential Association, Inc., an Alabama nonprofit corporation, is signed to the foregoing Supplementary Declaration, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Supplementary Declaration, he as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this 29th day of December, 2015.

Ann C. McConally
Notary Public
My Commission Expires: June 29, 2018





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EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 29, AND THE NORTHWEST QUARTER OF SECTION 32, AND IN SECTION 31, ALL IN TOWNSHIP 19 SOUTH, RANGE 1 EAST, AND ALSO IN THE NORTH ONE-HALF OF SECTION 6, TOWNSHIP 20, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A 2 INCH BAR FOUND LOCALLY ACCEPTED TO BE THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 1 EAST AT THE CORNER OF AN EXISTING FENCE; THENCE RUN IN A NORTHERLY DIRECTION ALONG SAID FENCE FOR A DISTANCE OF 394.23 FEET TO A POINT; THENCE TURN AN ANGLE TO THE RIGHT OF 03 DEGREES, 45 MINUTES, 54 SECONDS AND CONTINUE IN A NORTHERLY DIRECTION ALONG SAID FENCE FOR A DISTANCE OF 463.35 TO A $\frac{3}{4}$ INCH REBAR FOUND; THENCE TURN AN ANGLE TO THE RIGHT OF 00 DEGREES, 04 MINUTES, 52 SECONDS AND CONTINUE IN A NORTHERLY DIRECTION ALONG SAID FENCE FOR A DISTANCE OF 425.47 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE TURN AN ANGLE TO THE LEFT OF 2 DEGREES, 53 MINUTES, 24 SECONDS AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 1,202.37 FEET TO AN IRON PIN FOUND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD; THENCE TURN AN ANGLE TO THE LEFT OF 96 DEGREES, 08 MINUTES, 53 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 1,156.52 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31 DEGREES, 22 MINUTES, 46 SECONDS AND A RADIUS OF 1,802.00 FEET; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 986.91 FEET TO A POINT; THENCE RUN TANGENT TO LAST STATED CURVE IN A SOUTHWESTERLY DIRECTION ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 3,375.32 FEET TO THE CENTER LINE OF A CREEK; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE MEANDERING OF THE CENTER LINE OF SAID CREEK FOR A DISTANCE OF 6,733 +/- FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF PUMPKIN SWAMP ROAD, SHELBY COUNTY HIGHWAY # 32 SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES, 55 MINUTES, 24 SECONDS AND A RADIUS OF 448.00 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID NORTHWEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 108.87 FEET TO A POINT; THENCE RUN TANGENT TO LAST STATED CURVE IN A NORTHEASTERLY DIRECTION ALONG SAID NORTHWEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 171.93 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEGREES, 44 MINUTES, 37 SECONDS AND A RADIUS OF 141.00 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID NORTHWEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 110.11 FEET TO A POINT; THENCE RUN TANGENT TO LAST STATED CURVE IN A NORTHEASTERLY DIRECTION ALONG SAID NORTHWEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 104.21 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES, 21 MINUTES, 14 SECONDS AND A RADIUS OF 1,241.60 FEET; THENCE RUN IN A NORTHEASTERLY TO NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID NORTHWEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 246.04 FEET TO A POINT ON A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34 DEGREES, 03 MINUTES, 39 SECONDS AND A RADIUS OF 1,007.80 FEET; THENCE RUN IN A NORTHWESTERLY TO NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID NORTHWEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 599.11 FEET TO A POINT; THENCE RUN TANGENT TO LAST STATED CURVE IN A NORTHEASTERLY DIRECTION ALONG SAID NORTHWEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 752.55 FEET TO A POINT ON AN CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14 DEGREES, 04 MINUTES, 12 SECONDS AND A RADIUS OF 848.00 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID NORTHWEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 208.24 FEET TO A POINT; THENCE RUN TANGENT TO LAST STATED CURVE IN A NORTHEASTERLY DIRECTION ALONG SAID NORTHWEST RIGHT-OF-WAY FOR A DISTANCE OF 350.09 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32 DEGREES, 21 MINUTES, 08 SECONDS AND A RADIUS OF 550.52 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID NORTHWEST RIGHT-OF-WAY LINE FOR A DISTANCE OF

310.85 FEET TO A POINT ON A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31 DEGREES, 12 MINUTES, 20 SECONDS AND A RADIUS OF 531.00 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID NORTHWEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 289.20 FEET TO A POINT; THENCE RUN TANGENT TO LAST STATED CURVE IN A NORTHEASTERLY DIRECTION ALONG SAID NORTHWEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 185.43 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 1 EAST; THENCE TURN AN ANGLE TO THE LEFT OF 44 DEGREES, 00 MINUTES, 54 SECONDS AND RUN IN A NORTHERLY DIRECTION ALONG SAID WEST LINE FOR A DISTANCE OF 1,125.36 FEET TO A ONE AND ONE-HALF INCH SOLID BAR LOCALLY ACCEPTED TO BE THE NORTHWEST COMER OF SAID QUARTER-QUARTER SECTION; THENCE TURN AN ANGLE TO THE LEFT OF 5 DEGREES, 12 MINUTES, 15 SECONDS AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 334.06 FEET TO A ONE AND ONE-HALF INCH SOLID BAR FOUND; THENCE TURN AN ANGLE TO THE RIGHT OF 100 DEGREES, 09 MINUTES, 13 SECONDS AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 1,333.70 FEET TO A ONE AND ONE-HALF INCH SOLID BAR FOUND; THENCE TURN AN ANGLE TO THE LEFT OF 95 DEGREES, 00 MINUTES, 37 SECONDS AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 181.18 FEET TO A ONE INCH OPEN TOP IRON FOUND; THENCE TURN AN ANGLE TO THE LEFT OF 9 DEGREES, 08 MINUTES, 24 SECONDS AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 152.15 FEET TO A ONE INCH OPEN TOP IRON FOUND; THENCE TURN AN ANGLE TO THE RIGHT OF 101 DEGREES, 48 MINUTES, 37 SECONDS AND RUN IN A EASTERLY DIRECTION FOR A DISTANCE OF 1,329.92 FEET TO AN IRON PIN FOUND; THENCE TURN AN ANGLE TO THE RIGHT OF 92 DEGREES, 00 MINUTES, 44 SECONDS AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 495.12 FEET TO AN IRON PIN FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PUMPKIN SWAMP ROAD, SHELBY COUNTY HIGHWAY # 32; THENCE TURN AN ANGLE TO THE LEFT OF 77 DEGREES, 40 MINUTES, 30 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION ALONG SAID NORTHEAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 140.33 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24 DEGREES, 45 MINUTES, 52 SECONDS AND A RADIUS OF 500.00 FEET; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID NORTHEAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 216.11 FEET TO A POINT; THENCE RUN TANGENT TO LAST STATED CURVE IN A SOUTHEASTERLY DIRECTION ALONG SAID NORTHEAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 94.75 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 58 DEGREES, 17 MINUTES, 05 SECONDS AND A RADIUS OF 130.00 FEET; THENCE RUN IN A SOUTHEASTERLY TO NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID NORTHEAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 132.24 FEET TO A POINT; THENCE RUN TANGENT TO LAST STATED CURVE IN A NORTHEASTERLY DIRECTION ALONG SAID NORTHEAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 85.90 FEET TO A POINT; THENCE TURN AN ANGLE TO THE LEFT OF 74 DEGREES, 00 MINUTES, 57 SECONDS AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 572.26 FEET TO AN IRON PIN FOUND AT THE CENTER LINE OF A GAS LINE RIGHT-OF-WAY; THENCE TURN AN ANGLE TO THE RIGHT OF 71 DEGREES, 23 MINUTES, 53 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION ALONG THE CENTER LINE OF SAID GAS LINE FOR A DISTANCE OF 1,200.43 FEET TO AN IRON PIN FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY # 51; THENCE TURN AN ANGLE TO THE LEFT OF 87 DEGREES, 21 MINUTES, 10 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 198.81 FEET TO A ONE HALF INCH REBAR FOUND AT THE CORNER OF A FENCE; THENCE TURN AN ANGLE TO THE LEFT OF 70 DEGREES, 14 MINUTES, 55 SECONDS AND RUN IN A WESTERLY DIRECTION ALONG SAID FENCE FOR A DISTANCE OF 644.87 FEET TO THE POINT; THENCE TURN AN ANGLE TO THE RIGHT OF 1 DEGREE, 38 MINUTES, 37 SECONDS AND CONTINUE IN A WESTERLY DIRECTION ALONG SAID FENCE FOR A DISTANCE OF 986.36 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 443.61 ACRES MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING:

1. PLAT OF CHELSEA PARK 7 TH SECTOR, 1ST ADDITION, AS RECORDED IN MAP BOOK 37 PAGE 120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
2. PLAT OF CHELSEA PARK 8TH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 39 PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. PLAT OF CHELSEA PARK 10TH SECTOR AS RECORDED IN MAP BOOK 37 PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. PLAT OF CHELSEA PARK 11 TH SECTOR AS RECORDED IN MAP BOOK 37 PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. ROAD DEDICATION NO. 1 ACCORDING TO THE PLAT OF CHELSEA PARK, AS RECORDED IN MAP BOOK 37 PAGE 107A, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. ROAD DEDICATION NO. 1 ACCORDING TO THE PLAT OF CHELSEA PARK, AS RECORDED IN MAP BOOK 37 PAGE 107B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. ROAD DEDICATION NO. 1 ACCORDING TO THE PLAT OF CHELSEA PARK, AS RECORDED IN MAP BOOK 37 PAGE 107C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. ROAD DEDICATION NO. 1 ACCORDING TO THE PLAT OF CHELSEA PARK, AS RECORDED IN MAP BOOK 37 PAGE 107D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. ROAD DEDICATION NO. 1 ACCORDING TO THE PLAT OF CHELSEA PARK, AS RECORDED IN MAP BOOK 37 PAGE 107E, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. LESS AND EXCEPT THE PROPERTY CONVEYED TO ALABAMA POWER BY DEED RECORDED AS INSTRUMENT NO. 20061221000622300 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA;

11. LESS AND EXCEPT

PART OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 1 EAST AND PART OF THE NORTH 1/2 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 31, RUN IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID SECTION 31 FOR A DISTANCE OF 1,843.71 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE TO THE LEFT OF 84° 14' 55" AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 106.80 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 22° 03' 10" AND RUN IN A

NORTHWESTERLY DIRECTION FOR A DISTANCE OF 299.52 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 20° 15' 07" AND RUN IN NORTHEASTERLY DIRECTION FOR A DISTANCE OF 280.23 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE COLONIAL PIPELINE COMPANY EASEMENT; THENCE TURN AN ANGLE TO THE RIGHT OF 58° 42' 41" AND RUN IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWEST EASEMENT LINE OF THE COLONIAL PIPELINE COMPANY EASEMENT FOR A DISTANCE OF 73.17 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 0°-04'-11" AND RUN IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF THE COLONIAL PIPELINE COMPANY EASEMENT FOR A DISTANCE OF 749.80 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 0° 40' 52" AND RUN IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF THE COLONIAL PIPELINE COMPANY EASEMENT FOR A DISTANCE OF 1,266.07 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 1° 08' 18" AND RUN IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF THE COLONIAL PIPELINE COMPANY EASEMENT FOR A DISTANCE OF 364.78 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 114° 02' 06" AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 316.98 FEET TO AN EXISTING IRON REBAR BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SHELBY COUNTY ROAD #32 AND ALSO BEING KNOWN AS PUMPKIN SWAMP ROAD; THENCE TURN AN ANGLE TO THE RIGHT OF 44° 00' 54" AND RUN IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF PUMPKIN SWAMP ROAD FOR A DISTANCE OF 185.43 FEET TO THE POINT OF BEGINNING OF A CURVE, SAID CURVE BEING CONCAVE IN A NORTHWESTERLY DIRECTION AND HAVING A CENTRAL ANGLE OF 31° 12' 19" AND A RADIUS OF 531.0 FEET; THENCE TURN AN ANGLE TO THE RIGHT AND RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 289.20 FEET TO THE POINT OF ENDING OF SAID CURVE AND THE POINT OF BEGINNING OF A NEW CURVE, SAID NEW CURVE BEING CONCAVE IN A SOUTHEASTERLY DIRECTION AND HAVING A CENTRAL ANGLE OF 32° 21' 07" AND A RADIUS OF 550.52 FEET; THENCE TURN AN ANGLE TO THE LEFT AND RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 310.85 FEET TO THE POINT OF ENDING OF SAID CURVE; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE LINE TANGENT TO THE END OF SAID CURVE FOR A DISTANCE OF 350.09 FEET TO THE POINT OF BEGINNING OF A NEW CURVE STILL BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SHELBY COUNTY ROAD #32, SAID LATEST CURVE BEING CONCAVE IN A SOUTHEASTERLY DIRECTION AND HAVING A CENTRAL ANGLE OF 14° 04' 12" AND A RADIUS OF 848.0 FEET; THENCE TURN AN ANGLE TO THE LEFT AND RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SHELBY COUNTY ROAD #32 FOR A DISTANCE OF 208.24 FEET TO THE POINT OF ENDING OF SAID CURVE; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE LINE TANGENT TO THE END OF SAID CURVE AND ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID PUMPKIN SWAMP ROAD FOR A DISTANCE OF 752.55 FEET TO THE POINT OF BEGINNING OF A NEW CURVE, SAID NEW CURVE BEING CONCAVE IN AN EASTERLY DIRECTION AND HAVING A CENTRAL ANGLE OF 34° 03' 39" AND A RADIUS OF 1,007.80 FEET; THENCE TURN AN ANGLE TO THE LEFT AND RUN IN A SOUTHWESTERLY AND SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE

AND ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF PUMPKIN SWAMP ROAD FOR A DISTANCE OF 599.11 FEET TO THE POINT OF REVERSE CURVE, SAID NEWEST CURVE BEING CONCAVE IN A WESTERLY DIRECTION AND HAVING A CENTRAL ANGLE OF 11° 27' 11" AND A RADIUS OF 1,229.26 FEET; THENCE TURN AN ANGLE TO THE RIGHT AND RUN IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 245.72 FEET TO THE POINT OF ENDING OF SAID CURVE; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE LINE TANGENT TO THE END OF SAID CURVE AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PUMPKIN SWAMP ROAD FOR A DISTANCE OF 104.20 FEET, TO THE POINT OF BEGINNING OF A NEW CURVE, SAID NEW CURVE BEING CONCAVE IN A NORTHWESTERLY DIRECTION AND HAVING A CENTRAL ANGLE OF 44° 38' 14" AND A RADIUS OF 141.35 FEET; THENCE TURN AN ANGLE TO THE RIGHT AND RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF PUMPKIN SWAMP ROAD FOR A DISTANCE OF 110.13 FEET TO THE POINT OF ENDING OF SAID CURVE; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF PUMPKIN SWAMP ROAD AND ALONG THE LINE TANGENT TO THE END OF LAST CURVE FOR A DISTANCE OF 171.80 FEET TO THE POINT OF BEGINNING OF A NEW CURVE, SAID LATEST CURVE BEING CONCAVE IN A SOUTHEASTERLY DIRECTION AND HAVING A CENTRAL ANGLE OF 13° 56' 24" AND A RADIUS OF 448.0 FEET; THENCE TURN AN ANGLE TO THE LEFT AND RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF PUMPKIN SWAMP ROAD FOR A DISTANCE OF 109.0 FEET; THENCE TURN AN ANGLE TO THE RIGHT (83° 37' 15" FROM THE CHORD OF LAST MENTIONED CURVE) AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 115.21 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 44° 48' 17" AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 422.17 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 28° 26' 26" AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 319.73 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 18° 23' 20" AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 277.15 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 6° 30' 48" AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 267.90 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 18° 30' 32" AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 32.60 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 53.13 ACRES, MORE OR LESS. LESS AND EXCEPT: PLAT OF CHELSEA PARK 8TH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 39 PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

12. LESS AND EXCEPT

THAT PROPERTY OWNED BY THE SHELBY COUNTY BOARD OF EDUCATION , AND RECORDED IN DEED BOOK 2006-080900386750, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST COMER OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 1 EAST AND RUN NORTH 89°48'48" EAST ALONG THE SOUTH LINE OF SAID SECTION 31 FOR 2,210.52 FEET; THENCE RUN NORTH 00°11'12" WEST FOR 886.25 FEET TO A POINT ON THE NORTHWEST LINE OF A COLONIAL PIPELINE COMPANY EASEMENT AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE RUN NORTH 26°48'43" WEST FOR 831.74 FEET TO A

POINT ON THE SOUTHEAST LINE OF A PLANTATION PIPE LINE COMPANY EASEMENT; THENCE RUN NORTH 61°23'06" EAST ALONG SAID PLANTATION PIPELINE COMPANY EASEMENT FOR 1,057.26 FEET; THENCE RUN NORTH 60°43'48" EAST ALONG SAID PLANTATION PIPELINE COMPANY EASEMENT FOR 466.87 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF A PROPOSED 60 FOOT WIDE STREET RIGHT OF WAY; THENCE RUN SOUTH 16°46'05" EAST ALONG SAID PROPOSED RIGHT-OF-WAY FOR 9.60 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET; THENCE RUN ALONG SAID CURVE AND SAID PROPOSED RIGHT-OF-WAY LINE A CHORD BEARING OF SOUTH 02°32'03" EAST THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 208.68 FEET TO THE POINT OF A TANGENT TO SAID CURVE; THENCE RUN SOUTH 11°41'58" WEST ALONG SAID TANGENT AND SAID PROPOSED RIGHT-OF-WAY LINE FOR 275.31 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE RUN ALONG SAID CURVE AND SAID PROPOSED RIGHT-OF-WAY LINE A CHORD BEARING OF SOUTH 03°54'38" EAST THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 326.94 FEET TO THE POINT OF A TANGENT TO SAID CURVE; THENCE RUN SOUTH 19°31'14" EAST ALONG SAID TANGENT AND SAID PROPOSED RIGHT-OF-WAY FOR 113.53 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 395.00 FEET; THENCE RUN ALONG SAID CURVE AND SAID PROPOSED RIGHT-OF-WAY LINE A CHORD BEARING OF SOUTH 15°18'30" EAST THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 58.08 FEET TO A POINT ON THE NORTHWEST LINE OF COLONIAL PIPELINE COMPANY EASEMENT; THENCE RUN SOUTH 62°56'01" WEST ALONG SAID COLONIAL PIPELINE COMPANY EASEMENT FOR 1,113.52 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1,089,043 SQUARE FEET OR 25.00 ACRES.



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Shelby Cnty Judge of Probate, AL
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