

\$1,760,000.00 of the purchase price is evidenced by a purchase money mortgage recorded simultaneously herewith.

This instrument prepared by:

Send Tax Notices To:

Matthew S. Hale  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Sunbelt Investments, LLC  
5022 Turbeville Highway  
Turbeville, South Carolina 29162  
Attn: James W. Beasley

**GENERAL WARRANTY DEED**

STATE OF ALABAMA        )  
  
SHELBY COUNTY            )

**20200213000060900**  
**02/13/2020 01:59:17 PM**  
**DEEDS 1/4**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Million Fifty-Six Thousand Six Hundred Ninety-One and 82/100 DOLLARS (\$1,056,691.82) and other good and valuable consideration to the undersigned grantor, **CHELSEA PROPERTIES, LLC**, a South Carolina limited liability company (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **SUNBELT INVESTMENTS, LLC**, a South Carolina limited liability company (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Chelsea Corners at Chesser Plantation, as recorded in Map Book 36, Page 83, in the Probate Office of Shelby County, Alabama.

Together with the easements and rights granted under that certain Declarations of Easements and Restrictions as recorded in Instrument 20060406000159360, as supplemented by that certain Supplement to Declaration of Easements and Restrictions as recorded in Instrument 20060406000159380 and that certain Supplement to Declaration of Easements and Restrictions recorded in Instrument 20180522000177970.

Also together with the easements and rights granted under that Easement for Installation and Maintenance of Drainage Facilities and Utilities as recorded in Instrument 20060317000126520.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
CHELSEA PROPERTIES, LLC	SUNBELT INVESTMENTS, LLC
215 Lane Horse Road	5022 Turbeville Highway
Columbia, SC 29223	Turbeville, South Carolina 29162

Property Address:	16462 Highway 280, Chelsea, Alabama 35043
Tax Parcel ID:	09-8-27-0-001-001.014
Date of Sale:	Date of this Deed
Actual Value:	\$1,056,691.82
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement

**Subject to:**

1. Taxes and special assessments for the year 2020 and subsequent years not yet due and payable.
2. 15-foot building line on the North side of the lot as shown on the recorded map.
3. 15-foot building line on the Northeast side of the lot as shown on the recorded map.
4. 15-foot building line on the South side of the lot as shown on the recorded map.
5. Declaration of Easements and Restrictions as recorded in Instrument 20060406000159360, as supplemented by that certain Supplement to Declaration of Easements and Restrictions as recorded in Instrument 20060406000159380 and that certain Supplement to Declaration of Easements and Restrictions recorded in Instrument 20180522000177970.
6. Right-of-way granted to Alabama Power Company recorded in Instrument Number 20060828000422440.
7. Right-of-way granted to Southern Bell Telephone Company recorded in Deed Volume 320, Page 931.
8. Right-of-way granted to the State of Alabama recorded in Deed Volume 102, Page 138 and Deed Volume 104, page 525.

**TO HAVE AND TO HOLD** the described premises to said GRANTEE, its successors and assigns, forever.

And the GRANTOR does, for itself, its successors and assigns, covenant with the GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, its successors

and assigns shall warrant and defend the same to the GRANTEE, its successors and assigns forever against the lawful claims of all persons..

*[Signature appears on the following page.]*

**20200213000060900 02/13/2020 01:59:17 PM DEEDS 3/4**

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officers to hereunto set their signatures as the act of such GRANTOR, this the 30<sup>th</sup> day of **January, 2020**.

**CHELSEA PROPERTIES, LLC**, a South Carolina limited liability company

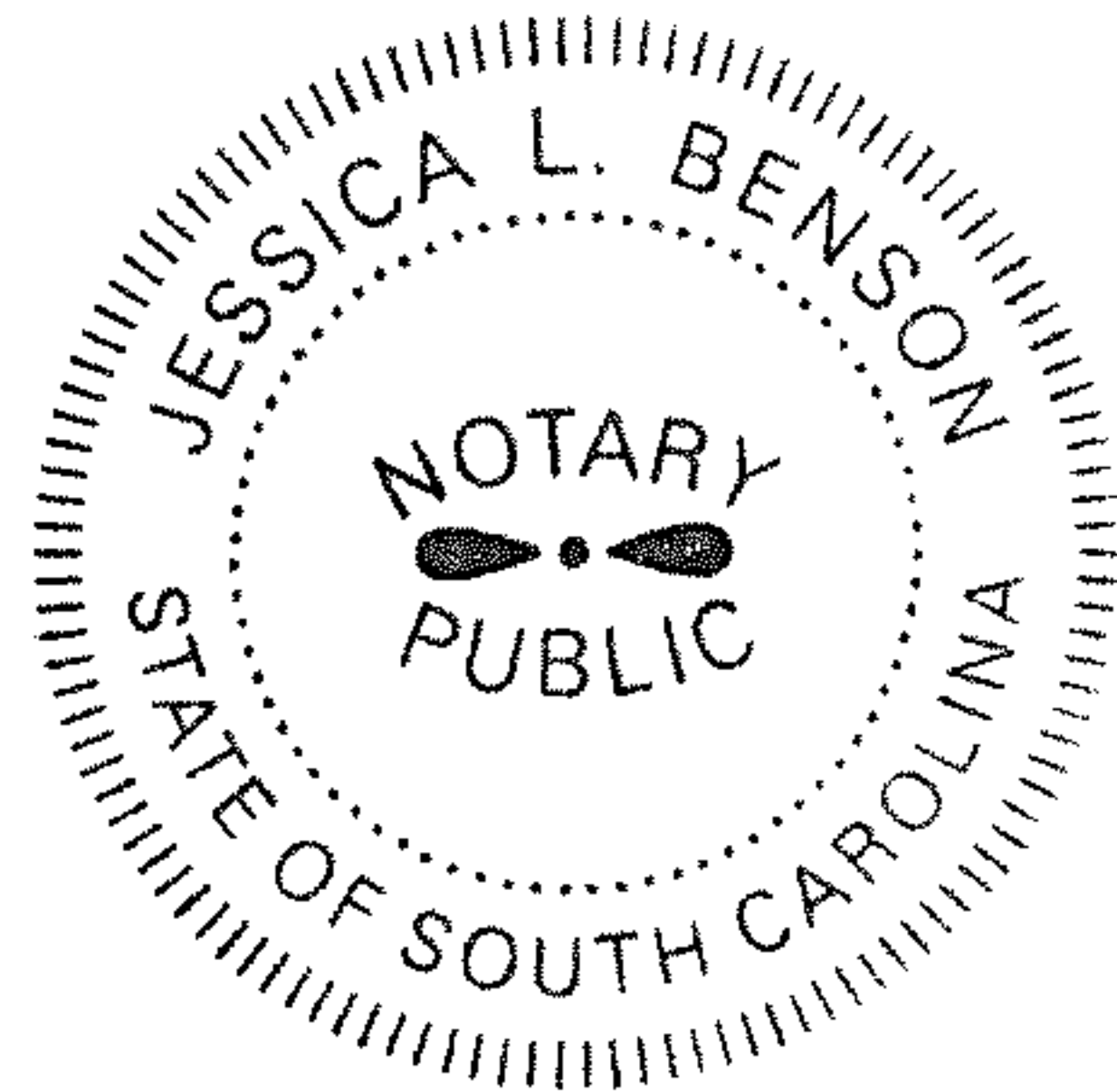
By: Paula W. Kretschmar  
Paula W. Kretschmar  
Its Manager

STATE OF SOUTH CAROLINA )

COUNTY OF KERSHAW )

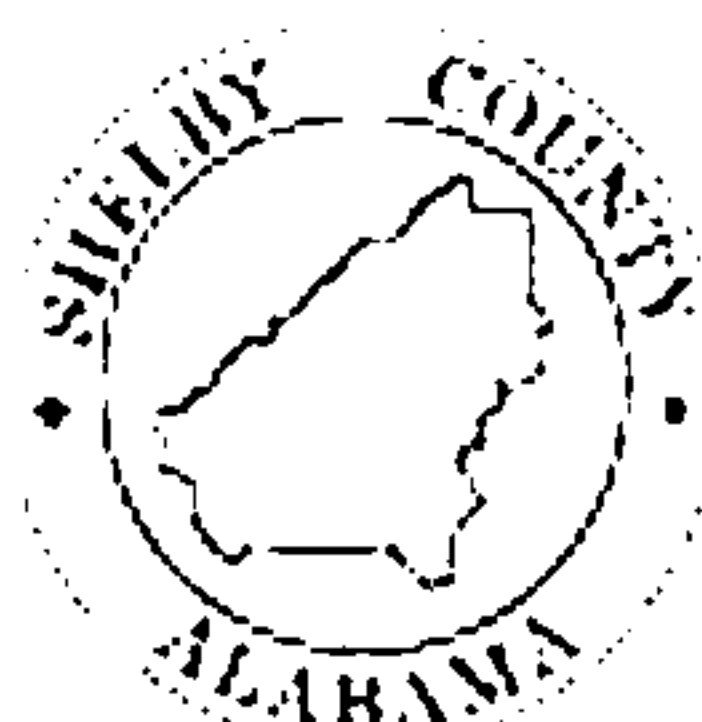
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Paula W. Kretschmar**, whose name as **Manager** of **Chelsea Properties, LLC**, a South Carolina limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, she, as such manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 30<sup>th</sup> day of **January, 2020**.



Jessica L. Benson  
Notary Public

My Commission Expires: 8-25-24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/13/2020 01:59:17 PM  
\$32.00 CHERRY  
20200213000060900

Allie S. Boyd