This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
DEER RIDGE DEVELOPMENT, LLC
760 PARADISE COVE LN
WILSONVILLE, AL.
35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

1,200,000.00

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Double Mountain Land, LLC, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Deer Ridge Development, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

20050728000378530 1/2 $15.00
Shelby Cnty Judge of Probate, AL
07/28/2005 08:53:20AM FILED/CERT

Described on Exhibit A attached hereto and incorporated by reference herein.

Together with a non-exclusive, perpetual easement running with the land over and across Phase 1 of Sector 6 of Deer Ridge Lakes as set forth on Preliminary Plat approved by the City of Pelham, Alabama. This easement is for ingress, egress and utilities, however, this easement shall terminate upon the dedication and acceptance of such roads as public roads by the appropriate governmental authorities in a manner providing access to the property described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2005 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

The entire consideration recited herein was derived from a 1,200,000.00 mortgage loan closed simultaneously with the delivery of this Deed.

The undersigned, as Manager of the Grantor has full power and authority to execute this conveyance.

The undersigned Grantor herein represents and warrants that there are no assessments due the City of Pelham or any other governmental or quasi governmental authority.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

Cahaba Title, Inc.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 1 day of July, 2005.

Double Mountain Land, LLC

By: _____

Its: Manager

Shelby County, AL 07/28/2005
State of Alabama

Deed Tax:$5.00

STATE OF ALABAMA)
Jeffer **COUNTY)**

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Al Knight as Manager of Double Mountain Land, LLC, whose name 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 this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 1 day of July, 2005.

_____
Notary Public
My Commission Expires: 3-1-06

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DESCRIPTION: DEER RIDGE LAKES 6TH SECTOR PHASE 2

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST /4 OF SAID SECTION 14 AND RUN NORTH 00°44'44" WEST ALONG THE EAST LINE OF SAID 1/4 - 1/4 SECTION FOR 963.94 FEET; THENCE RUN NORTH 82°35'57" WEST FOR 179.21 FEET; THENCE RUN NORTH 59°06'31" WEST FOR 120.24 FEET; THENCE RUN NORTH 61°38'24" WEST FOR 60.07 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE RUN ALONG SAID CURVE A CHORD BEARING OF SOUTH 40°52'09" WEST FOR 88.83 FEET TO THE POINT OF A TANGENT TO SAID CURVE; THENCE RUN SOUTH 50°17'03" WEST ALONG SAID TANGENT FOR 60.29 FEET; THENCE RUN NORTH 39°42'57" WEST FOR 230.59 FEET; THENCE RUN SOUTH 46°06'24" WEST FOR 219.37 FEET; THENCE RUN SOUTH 45°57'59" WEST FOR 130.79 FEET; THENCE RUN SOUTH 44°51'22" WEST FOR 147.24 FEET; THENCE RUN SOUTH 17°19'44" WEST FOR 155.63 FEET; THENCE RUN SOUTH 32°34'56" EAST FOR 238.58 FEET; THENCE RUN SOUTH 57°25'03" WEST FOR 300.21 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET; THENCE RUN ALONG SAID CURVE A CHORD BEARING OF SOUTH 64°39'42" WEST FOR 83.44 FEET; THENCE RUN SOUTH 37°20'15" EAST FOR 217.66 FEET; THENCE RUN SOUTH 27°00'05" WEST FOR 64.12 FEET TO A POINT ON THE NORTHERN LINE OF DEER RIDGE LAKES SECTOR 2 AS RECORDED IN MAP BOOK 33, PAGE 116 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY; THENCE RUN SOUTH 21°09'58" EAST ALONG SAID SUBDIVISION LINE FOR 12.31 FEET; THENCE RUN SOUTH 88°40'45" EAST ALONG SAID SUBDIVISION LINE FOR 10.49 FEET; THENCE RUN SOUTH 44°56'43" EAST ALONG SAID SUBDIVISION LINE FOR 28.81 FEET; THENCE RUN SOUTH 89°44'42" EAST ALONG SAID SUBDIVISION LINE FOR 87.52 FEET; THENCE RUN SOUTH 68°18'20" EAST ALONG SAID SUBDIVISION LINE FOR 66.63 FEET; THENCE RUN SOUTH 12°28'09" EAST ALONG SAID SUBDIVISION LINE FOR 70.68 FEET TO A POINT ON THE NORTHEASTERN LINE OF DEER RIDGE LAKES SECTOR 2 PHASE 1 AS RECORDED IN MAP BOOK 32, PAGE 24 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY; THENCE RUN SOUTH 58°28'19" EAST ALONG SAID SUBDIVISION LINE FOR 51.48 FEET; THENCE RUN SOUTH 22°22'42" EAST ALONG SAID SUBDIVISION LINE FOR 120.24 FEET; THENCE RUN SOUTH 34°37'31" EAST ALONG SAID SUBDIVISION LINE FOR 80.79 FEET; THENCE RUN SOUTH 17°33'53" EAST ALONG SAID SUBDIVISION LINE FOR 62.34 FEET; THENCE RUN SOUTH 01°18'49" EAST ALONG SAID SUBDIVISION LINE FOR 51.85 FEET; THENCE RUN SOUTH 00°54'12" WEST ALONG SAID SUBDIVISION LINE FOR 74.68 FEET; THENCE RUN SOUTH 12°16'45" EAST ALONG SAID SUBDIVISION LINE FOR 59.90 FEET; THENCE RUN SOUTH 01°37'19" WEST ALONG SAID SUBDIVISION LINE FOR 47.09 FEET; THENCE RUN SOUTH 60°35'12" WEST ALONG SAID SUBDIVISION LINE FOR 97.90 FEET; THENCE RUN SOUTH 04°17'06" WEST ALONG SAID SUBDIVISION LINE FOR 27.82 FEET; THENCE RUN SOUTH 35°38'13" WEST ALONG SAID SUBDIVISION LINE FOR 52.73 FEET; THENCE RUN SOUTH 55°03'05" WEST ALONG SAID SUBDIVISION LINE FOR 57.23 FEET; THENCE RUN SOUTH 00°55'45" WEST ALONG SAID SUBDIVISION LINE FOR 60.78 FEET; THENCE RUN SOUTH 33°37'02" EAST ALONG SAID SUBDIVISION LINE FOR 50.05 FEET; THENCE RUN NORTH 75°42'29" EAST ALONG SAID SUBDIVISION LINE FOR 96.05 FEET TO A POINT ON THE NORTHERN LINE OF DEER RIDGE LAKES SECTOR 5 AS RECORDED IN MAP BOOK 32, PAGE 23 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY; THENCE RUN NORTH 69°59'21" EAST ALONG SAID SUBDIVISION LINE FOR 104.84 FEET TO A POINT ON THE NORTHERLY LINE OF DEER RIDGE LAKES SECTOR 1 AS RECORDED IN MAP BOOK 33, PAGE 115 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY; THENCE RUN NORTH 64°35'16" EAST ALONG SAID SUBDIVISION LINE FOR 95.44 FEET; THENCE RUN NORTH 55°25'24" EAST ALONG SAID SUBDIVISION LINE FOR 130.24 FEET; THENCE RUN NORTH 73°43'16" EAST ALONG SAID SUBDIVISION LINE FOR 68.52 FEET; THENCE RUN NORTH 87°01'38" EAST ALONG SAID SUBDIVISION LINE FOR 37.68 FEET; THENCE RUN NORTH 89°23'25" EAST ALONG SAID SUBDIVISION LINE FOR 198.39 FEET; THENCE RUN NORTH 77°59'29" EAST ALONG SAID SUBDIVISION LINE FOR 47.90 FEET; THENCE RUN SOUTH 89°56'40" EAST ALONG SAID SUBDIVISION LINE FOR 149.34 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE RUN NORTH 00°25'00" WEST FOR 643.85 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND HAVING AN AREA OF 1,584,553 SQUARE FEET OR 36.38 ACRES.

EXHIBIT 'A'

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