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STATE OF ALABAMA )

STATUTORY WARRANTY DEED

SHELBY COUNTY )

590,000.  
avg 5-02

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of **One Million Nine Hundred Ninety Thousand & No/100 Dollars (\$1,990,000.00)** to the undersigned grantor, in hand paid by the grantees herein, and other good and valuable consideration, the receipt whereof is acknowledged, **Little Mountain, L.L.C.** (herein referred to as "Grantor"), grants, bargains sells and conveys unto **La Mesa Villa Condominiums, LLC**, a California limited liability company as to an undivided 58% interest, **Christopher T. Nowlin and Anne Mossbarger Nowlin** as to an undivided 17% interest and **Larry W. Schweer** as to an undivided 25% interest (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama to wit:

**See Exhibit A attached hereto and incorporated herein by reference.**

**TOGETHER WITH** all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

**SUBJECT TO AND EXCEPT FOR:**

1. Ad Valorem Taxes for the current tax year, a lien but not yet due and payable.
2. Mineral and mining rights not owned by Grantor;
3. Existing leases and tenant escrow deposits that are to be transferred to Grantee;
4. Present zoning classification;
5. Utility easements serving the property, subdivision covenants and restrictions and building lines of record.
- 6.

**NOTE:** **\$1,400,000.00 of the above stated consideration was paid with the proceeds of a mortgage recorded simultaneously herewith.**

**TO HAVE AND TO HOLD** to the said Grantees, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor by its members and managers, James O. Lunceford and Jim & Jims Motor Co., Inc., who are authorized to execute this conveyance, have executed this instrument, this the 30<sup>th</sup> day of April, 2002.

Little Mountain, L.L.C.

By: James O. Lunceford  
Name: James O. Lunceford  
Title: Member and Manager

By: Jim & Jims Motor Co., Inc.  
Its: Member and Manager

By: James O. Lunceford  
Name: James O. Lunceford  
Title: President

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James O. Lunceford** whose name as a manager and member of **Little Mountain, L.L.C.**, an Alabama limited liability company, 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 conveyance, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 30<sup>th</sup> day of April, 2002.

Jennifer L. Berra  
Notary Public  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Oct 2, 2004  
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James O. Lunceford** whose name as the President of Jim & Jims Motor Co., Inc., a manager and member of **Little Mountain, L.L.C.**, an Alabama limited liability company, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, as a manager and member of said limited liability company.

Given under my hand this 30<sup>th</sup> day of April, 2002.

  
Notary Public  
My Commission Expires: \_\_\_\_\_

**THIS INSTRUMENT PREPARED BY:**

James E. Vann  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, AL 35205  
(205) 930-5272

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Oct 2, 2004  
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

**SEND TAX NOTICE TO:**

La Mesa Villa Condominiums, LLC  
43 East 12<sup>th</sup> Street, Suite H  
National City, CA 91950

## **EXHIBIT A**

### **DESCRIPTION OF REAL PROPERTY**

Part of the NW 1/4 of the NW 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From an existing open top iron pin, being the Southeast corner of the NW 1/4 of the NW 1/4 of Section 31, Township 19 South, Range 2 West, run in Northerly direction along the East line of said 1/4-1/4 section for a distance of 207.59 feet to an existing iron rebar being the point of beginning; thence turn an angle to the left of 86 degrees, 42 minutes, 13 seconds and run in a Northwesterly direction for a distance of 209.28 feet; thence turn an angle to the right of 92 degrees, 20 minutes, 15 seconds and run in a Northerly direction for a distance of 21.0 feet to an existing iron rebar; thence turn an angle to the left of 97 degrees, 02 minutes, 36 seconds and run in a Westerly direction for a distance of 231.61 feet; thence turn an angle to the left of 76 degrees, 15 minutes, 40 seconds and run in a Southwesterly direction for a distance of 72.22 feet; thence turn an angle to the right of 10 degrees, 48 minutes, 49 seconds and run in a Southwesterly direction for a distance of 37.95 feet; thence turn an angle to the right of 19 degrees, 34 minutes, 50 seconds and run in a Southwesterly direction for a distance of 34.92 feet; thence turn an angle to the right of 27 degrees, 45 minutes, 15 seconds and run in a Southwesterly direction for a distance of 48.83 feet; thence turn an angle to the right of 24 degrees, 01 minutes, 57 seconds and run in a Westerly direction for a distance of 224.32 feet to an existing iron rebar being on the East right of way line of Little Mountain Circle; thence turn an angle to the right of 105 degrees, 42 minutes, 34 seconds and run in a Northeasterly direction along the East right of way of said Little Mountain Circle for a distance of 75.32 feet to the point of beginning of a curve, said curve being concave in a Southeasterly direction and having a deflection angle of 3 degrees, 45 minutes, 30 seconds and a radius of 1497.29 feet; thence turn an angle to the right and run in a Northeasterly direction along the arc of said curve and along the Southeast right of way line of Little Mountain Circle for a distance of 196.43 feet to the point of ending of said curve; thence continue in a Northeasterly direction along the line tangent to the end of said curve and along the Southeast right of way line of Little Mountain Circle for a distance of 231.06 feet to the point of beginning of a new curve, said new curve being concave in a Southeasterly direction and having a deflection angle of 29 degrees, 36 minutes, 30 seconds and a radius of 106.91 feet; thence turn an angle to the right and run in a Northeasterly direction along the arc of said curve and along the Southeast right of way line of Little Mountain Circle for a distance of 110.49 feet; thence run in a Northeasterly direction along line tangent to the end of said curve and along the South right of way line of Little Mountain Circle for a distance of 67.50 feet to the point of beginning of another curve, said latest curve being concave in a Southerly direction and a deflection angle of 2 degrees, 47 minutes, 30 seconds and a radius of 1000.32 feet; thence turn an angle to the right and run in an Easterly direction along the arc of said curve



**EXHIBIT A (continued)**

## DESCRIPTION OF REAL PROPERTY

and along the Southerly right of way line of Little Mountain Circle for a distance of 97.48 feet to the point of ending of said curve; thence run in an Easterly direction along line tangent to the end of said curve and along the Southerly right of way line of Little Mountain Circle for a distance of 94.94 feet to the point of beginning of another curve, said newest curve being concave in a Southwesterly direction and having a deflection angle of 17 degrees, 58 minutes, 14.5 seconds and a radius of 128.59 feet; thence turn an angle to the right and run in an Easterly and Southeasterly directions along the Southerly right of way line of Little Mountain Circle and along the arc of said curve for a distance of 80.67 feet to the point of ending of said curve; thence run in a Southeasterly direction along the Southwest right of way line of Little Mountain Circle and along line tangent to the end of said curve for a distance of 137.70 feet to the point of beginning of another curve, said curve being concave in a Northeasterly direction and having a central angle of 60 degrees and a radius of 50.0 feet; thence turn an angle to the right, (60 degrees, 26 minutes, 19 seconds to the tangent of said curve) and run in a Southerly and Southeasterly directions along the arc of said curve for a distance of 52.36 feet to the point of ending of said curve; thence turn an angle to the right, (51 degrees, 05 minutes from the tangent of last mentioned curve), and run in a Southerly direction along the East line of said 1/4-1/4 section for a distance of 248.68 feet, more or less, to the point of beginning.

**State of Alabama - Jefferson County**

**I certify this instrument filed on:**

2002 MAY 02 P.M. 15:12

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Recorded and	\$ 590.00	Deed Tax and Fee Amt.
and \$	14.50	
\$		Total \$ 604.50

\$ 14.50 Total \$ 604  
MICHAEL F. BOLIN, Judge of Probate

**MICHAEL F. BOLIN, Judge of Probate**



200206/5442