

SEND TAX NOTICE TO:
Crow Wood Springs, LLC
c/o DEL Development Corporation
1049 Powers Ferry Road
Marietta, GA 30067
Attention: Donald Lippman

STATE OF FLORIDA

COUNTY OF NASSAU

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 10th day of July, 2002 by **CROW WOOD SPRINGS PHASE II LIMITED PARTNERSHIP**, a Georgia limited partnership (hereinafter referred to as the "Grantor") to **CROW WOOD SPRINGS, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following real estate described in Exhibit "A" attached hereto and located in Shelby County, Alabama (the "Property"),

TOGETHER WITH all 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 the Property.

This conveyance is subject to those items listed on Exhibit "B" attached hereto.

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

The said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it, and its successors and assigns, shall warrant and defend the same to the said Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.


[Remainder of page intentionally left blank]

Handwritten signature

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed on the date first above written.

**CROW WOOD SPRINGS PHASE II
LIMITED PARTNERSHIP,**
a Georgia limited partnership

By: TC Residential Atlanta 1990, Inc.,
a Texas corporation, its General Partner

By: 
David J. Elwell, Vice President

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF NASSAU

I, the undersigned authority, a Notary public in and for said County, in said State, hereby certify that DAVID J. ELWELL whose name as Vice President of TC Residential Atlanta 1990, Inc., a Texas corporation, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he in his capacity as such Vice President and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears such date.

Given under my hand this the 10th day of July, 2002.

Keith M. Korsog

Notary Public

My commission expires: 8/26/05

[NOTARIAL SEAL]



This instrument was prepared by:
Victor Roberts, Esq.
Roberts, Erck & Schklar
945 East Paces Ferry Road
Suite 2220
Atlanta, GA 30326

sima\crowoodsprings\Statutory Warranty Deed

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land being a part of Lot 1-A Cahaba River Park First Addition as recorded in Map Book 8, Page 62 in the office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the N.W. corner of the N.W. 1/4 of the N.E. 1/4 of Section 35, Township 18 South, Range 2 West and run South along the West line of said 1/4-1/4 section a distance of 285.00 feet to the POINT OF BEGINNING; thence continue South along the West line of said 1/4-1/4 section and along the West line of the S.W. 1/4 of the N.E. 1/4 of said Section 35 for a distance of 1220.00 feet to a point on the Northerly right-of-way line of Riverview Road; thence 79°35' to the left in a Southeasterly direction along said right-of-way line a distance of 7.35 feet to the P.C. (point of curve) of a curve to the left having a radius of 256.63 feet and a central angle of 43°19'57"; thence Southeasterly, Easterly and Northeasterly along the arc of said curve and along said right-of-way line a distance of 194.09 feet to the P.T. (point of tangent) of said curve; thence Northeasterly in the tangent to said curve and along said right-of-way line a distance of 565.19 feet to the P.C. (point of curve) of a curve to the right having a radius of 499.28 feet and a central angle of 27°06'30"; thence Northeasterly along the arc of said curve and along said right-of-way line a distance of 236.22 feet to the P.T. (point of tangent) of said curve; thence Northeasterly in the tangent to said curve and along said right-of-way line a distance of 95.62 feet to the P.C. (point of curve) of a curve to the left having a radius of 228.06 feet and a central angle of 53°38'30"; thence Northeasterly along the arc of said curve and along said right-of-way line a distance of 213.52 feet to the P.T. (point of tangent) of said curve; thence Northeasterly in the tangent to said curve and along said right-of-way line a distance of 80.84 feet to the P.C. (point of curve) of a curve to the left having a radius of 3779.83 feet and a central angle of 1°29'03"; thence Northeasterly along the arc of said curve and along said right-of-way line a distance of 97.91 feet to a point; thence from the tangent of said curve, turn 90°21'20" to the left and run in a Northwesterly direction a distance of 14.52 feet to the P.C. (point of curve) of a curve to the left having a radius of 197.54 feet and a central angle of 37°15'; thence Northwesterly, Westerly and Southwesterly along the arc of said curve a distance of 128.43 feet to the P.T. (point of tangent) of said curve; thence Southwesterly on the tangent to said curve a distance of 185.79 feet to a point; thence 67°00'38" to the left to the tangent of a curve to the right having a radius of 75.00 feet and a central angle of 151°29'13"; thence Southwesterly, Westerly and Northwesterly along the arc of said curve a distance of 198.30 feet to a point; thence from the tangent of said curve, turn 64°32'40" to the left to the tangent of a curve to the right having a radius of 377.38 feet and a central angle of 39°05'50"; thence Northwesterly along the arc of said curve a distance of 257.51 feet to the P.T. (point of tangent) of said curve; thence Northwesterly on the tangent to said curve a distance of 508.99 feet to a point; thence 50°29'05" to the left in a Westerly direction a distance of 240.00 feet to the POINT OF BEGINNING, being designated Phase II per plat of survey by Walter Schoel Engineering Company dated December 2, 1985, revised December 12, 1985 and last revised August 20, 1986, bearing the seal and certification of Walter Schoel, Jr., Alabama Registration No. 3092.

EXHIBIT "B"

TITLE EXCEPTIONS

1. Taxes and assessments for the year 2002, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. Mineral and mining rights and rights incident thereto and release of damages recorded in Deed Book 335, Page 58 in the Probate Office of Shelby County, Alabama.
3. Easement agreement and declaration of protective covenants recorded in Instrument 1992-8619, in the Probate Office of Shelby County, Alabama.
4. Less and except any part of subject property lying within a road right of way.
5. Underground Utility Easement granted to Cahaba Water Renovations Systems, Inc. recorded in Real Book 108, Page 209, in the Probate Office of Shelby County, Alabama.