

SEND TAX NOTICE TO:  
Birmingham Land Holdings, LLC  
1505 Lakes Parkway, Suite 140  
Lawrenceville, GA 30043

STATE OF ALABAMA

COUNTY OF SHELBY

### STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 7<sup>th</sup> day of March, 2003 by CROW WOOD SPRINGS, LLC, a Delaware limited liability company (hereinafter referred to as the Grantor") to BIRMINGHAM LAND HOLDINGS, LLC, a Georgia 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.

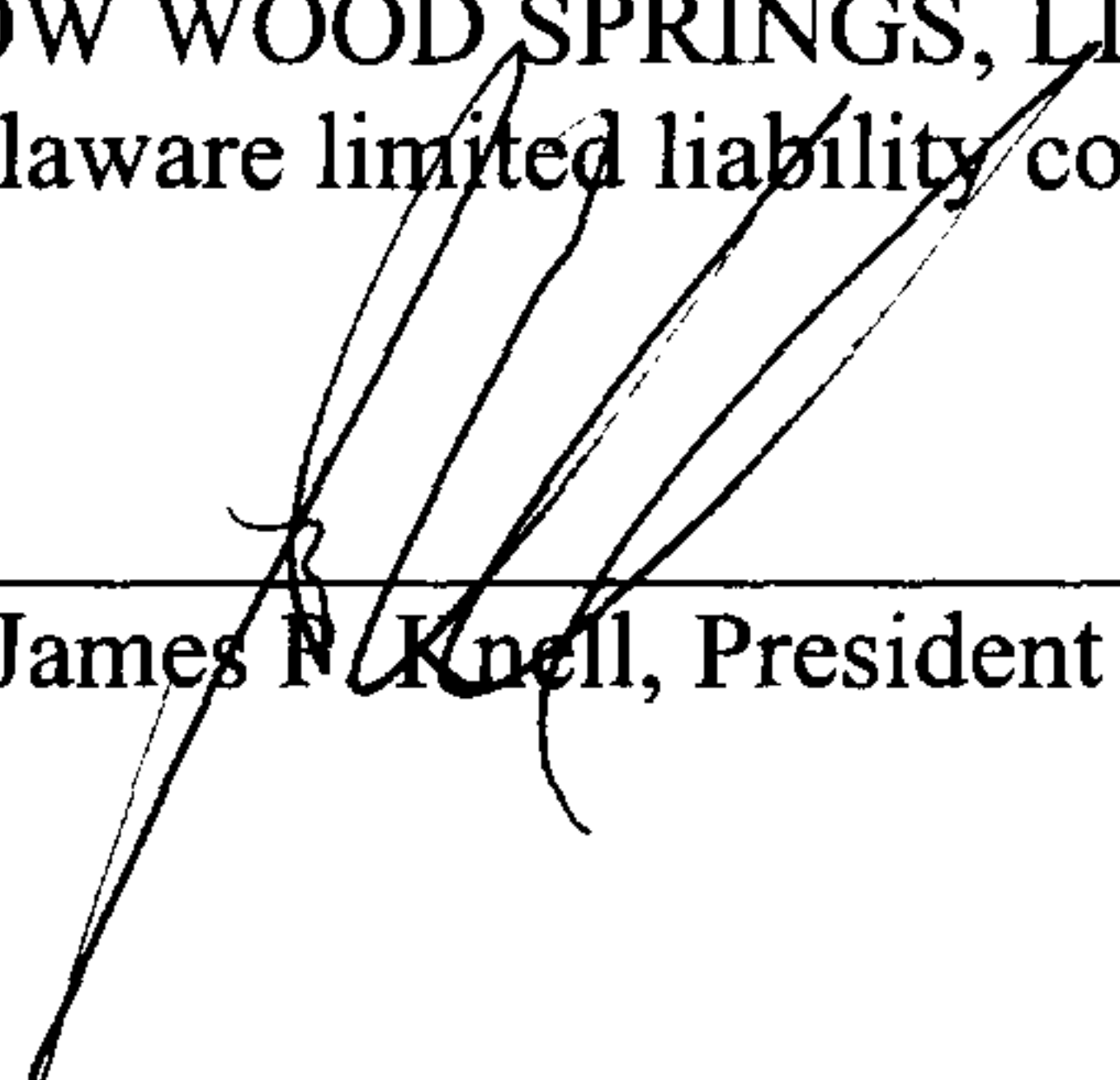
The said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it, and its successors and assigns, shall warrant and defend the same to the said Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted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

[Remainder of page intentionally left blank]

Done 7/10

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

CROW WOOD SPRINGS, LLC  
a Delaware limited liability company

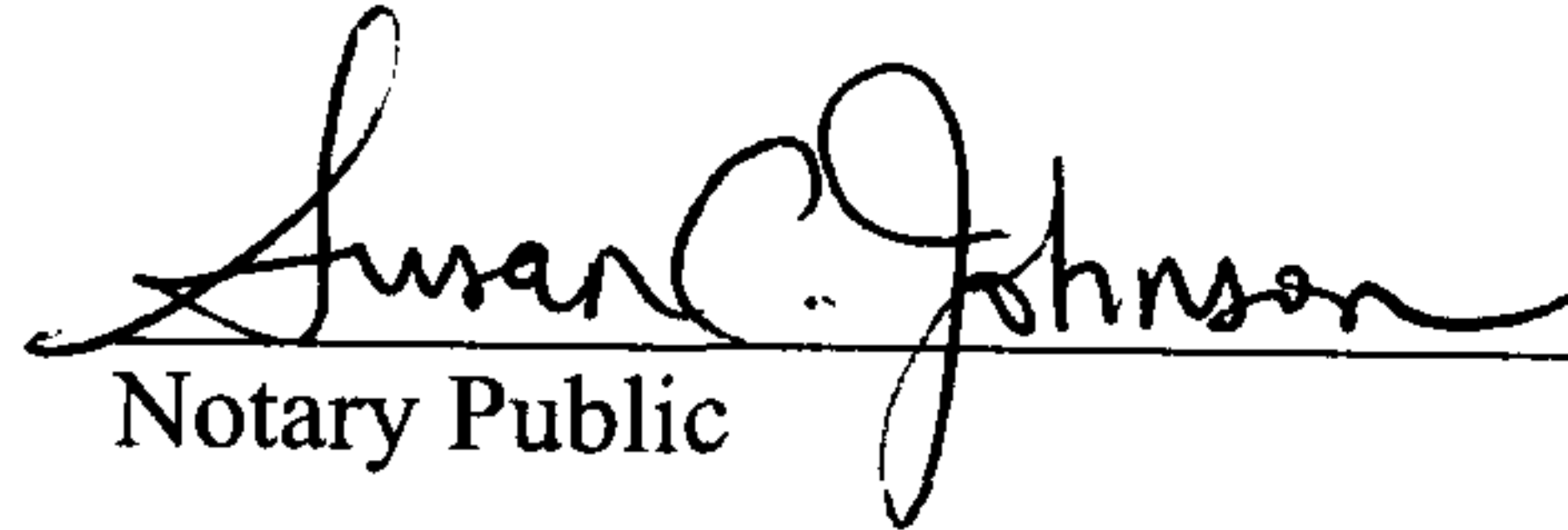
By:   
James N. Knell, President

STATE OF CALIFORNIA

COUNTY OF SANTA BARBARA

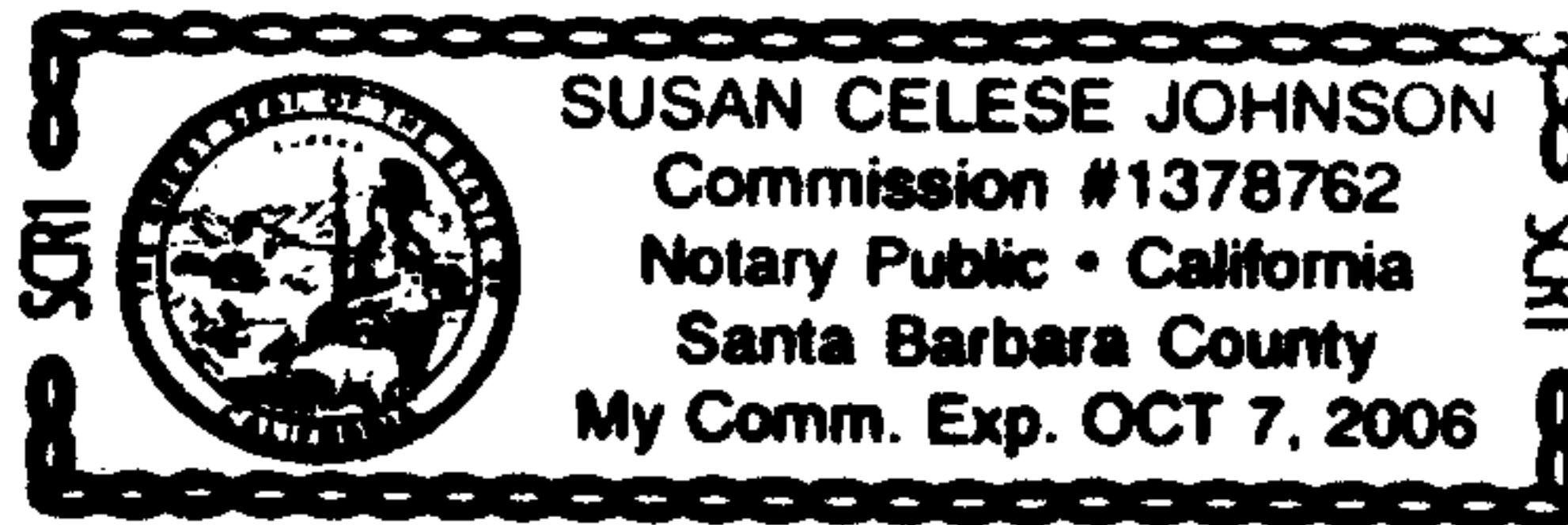
I, the undersigned authority, a Notary public in and for said County, in said State, hereby certify that JAMES P. KNELL whose name as President of Crow Wood Springs, LLC, a Delaware limited liability company, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he in his capacity as such President and with full authority, executed the same voluntarily for and as the act of said ~~corporation~~ <sup>COMPANY</sup> on the day the same bears such date.

Given under my hand this the 6th day of March, 2003.

  
Notary Public

My commission expires: 10/7/06

[NOTARIAL SEAL]



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

sima\crowwoodsprings(sale)\Statutory Warranty Deed



Exhibit "A"

A part of Lot 1-A, Cahaba River Park First Addition, as recorded in Map Book 8, page 62, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of said Lot 1-A, said point being a found 3" capped pipe and also being the Northwest corner of the NW¼ of the NE¼ of Section 35, Township 18 South, Range 2 West, Shelby County, Alabama, said point also being the Northeast corner of Lot 15, Cahaba River Lake Estates First Sector, as recorded in Map Book 67, Page 13 in the office of the Judge of Probate of Jefferson County, Alabama; thence South 0°00'00" East (assumed) along the West line of Lot 1-A, the West line of said ¼-¼ section and the East line of said Lot 15, the Easterly Right-of-Way line of Lake Park Circle and the Easterly line of Lot 16 of said Cahaba River Lake Estates First Sector a distance of 285.00 feet to a found W.S. capped iron, said point being the POINT OF BEGINNING of the parcel herein described; thence North 90°00'00" East a distance of 240.00 feet to a found W.S. capped iron; thence South 39°30'23" East a distance of 508.99 feet to a found rebar, said point being the P.C. (Point of Curve) of a curve to the left having a radius of 377.38 feet, a central angle of 39°05'50" and a chord bearing of South 59°03'18" East; thence in a Southeasterly direction along the arc of said curve a distance of 257.51 feet to a found rebar; said point lying on a curve to the left having a radius of 75.00 feet, a central angle of 151°28'09" and a chord bearing of South 89°47'47" East; thence in a Southeasterly, Easterly, and Northeasterly direction along the arc of said curve a distance of 198.27 feet to a found rebar; thence North 81°27'42" East a distance of 185.70 feet to a found rebar, said point being the P.C. (Point of Curve) of a curve to the right having a radius of 197.54 feet, a central angle of 37°15' and a chord bearing of South 79°54'48" East; thence in and Easterly and Southeasterly direction along the arc of said curve a distance of 128.43 feet to a found rebar being the P.T. (Point of Tangent) of said curve; thence tangent to said curve South 61°17'08" East a distance of 14.61 feet to a found rebar lying on the Northwesternly Right-of-Way line of Riverview Road, said point also lying on a curve to the right having a radius of 3779.83 feet, a central angle of 1°29'07" and a chord bearing of South 29°49'50" West; thence in a Southwesterly direction along the arc of said curve and said Northwesternly Right-of-Way line a distance of 97.98 feet to a set W.S. capped iron being the P.T. (Point of Tangent) of said curve; thence tangent to said curve South 30°34'20" West along said Northwesternly Right-of-Way line a distance of 80.84 feet to a found rebar, being the P.C. (Point of Curve) of a curve to the right having a radius of 228.06 feet, a central angle of 53°38'30" and a chord bearing of South 57°23'35" West; thence in a Southwesterly direction along the arc of said curve and said Northwesternly Right-of-Way line a distance of 213.52 feet to a found rebar being the P.T. (Point of Tangent) of said curve; thence tangent to said curve South 84°12'50" West along said Northwesternly Right-of-Way line a distance of 95.62 feet to a found rebar, said point being the P.C. (Point of Curve) of a curve to the left having a radius of 499.28 feet, a central angle of 27°06'30" and a chord bearing of South 70°39'35" West; thence in a Southwesterly direction along the arc of said curve and along said Northwesternly Right-of-Way line a distance of 236.22 feet to a found rebar being the P.T. (Point of Tangent) of said curve; thence tangent to said curve South 57°06'20" West along said Northwesternly Right-of-Way line a distance of 565.19 feet to a found rebar, being the P.C. (Point of Curve) of a curve to the right having a radius of 256.63 feet, a central angle of 43°19'57" and a chord bearing of South 78°46'18" West; thence in a Southwesterly and Westerly direction along the arc of said curve and along the Northwesternly, Northerly and Northeasterly Right-of-Way line of said Riverview Road a distance of 194.09 feet to a found rebar, being the P.T. (Point of Tangent) of said curve; thence tangent to said curve North 79°33'43" West along said Northeasterly Right-of-Way line a distance of 7.35 feet to a found rebar lying on the West line of the NE¼ of said Section 35; thence North 00°01'06" East along the West line of said ¼ section and along the East line of Lots 26, 25, 24, 23, 22 and 21 of Cahaba River Lake Estates Second Sector, as recorded in Map Book 70, page 43 in the Office of the Judge of Probate of Jefferson County, Alabama, and along the East line of the aforementioned Lot 16 of Cahaba River Lake Estates First Sector a distance of 1219.81 feet to a found W.S. capped iron and the Point of Beginning.

## EXHIBIT "B"

### PERMITTED TITLE EXCEPTIONS

1. Taxes and assessments for the year 2003 and subsequent years.
2. Mineral and mining rights and rights incident thereto recorded in Deed Book 335, page 58, Probate Office of Shelby County, Alabama.
3. Underground Utility Easement granted to Cahaba Water Reservations Systems, Inc. recorded in Real Book 108, page 209, Probate Office of Shelby County, Alabama.
4. All matters shown on survey of Walter School Engineering Company, Inc. dated February 13, 2003.