



# LIMITED LIABILITY COMPANY WARRANTY DEED

STATE OF ALABAMA       )  
                                   )  
 SHELBY COUNTY        )        KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF OTHER GOOD AND VALUABLE CONSIDERATIONS AND THE SUM OF THIRTY-THREE THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$33,500.00) TO THE UNDERSIGNED GRANTOR IN HAND PAID BY THE GRANTEE HEREIN, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, WINDSTONE PROPERTIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, (HEREIN AFTER REFERRED TO AS GRANTOR), DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO JDS HOMES, INC., (HEREIN AFTER REFERRED TO AS GRANTEE), THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, TO-WIT:

LOT 504, ACCORDING TO THE MAP AND SURVEY OF WINDSTONE V SUBDIVISION, AS RECORDED IN MAP BOOK 31, PAGE 60, SHELBY COUNTY, ALABAMA RECORDS.

THIS CONVEYANCE IS HEREBY MADE SUBJECT TO RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND EXHIBIT "A" ATTACHED HERETO MADE PART OF THIS CONVEYANCE.

SEND TAX NOTICE TO:       JDS HOMES, INC.  
   8450 CO. RD. 73  
   MONTEVFALLO, AL. 35115

TOGETHER WITH ALL AND SINGULAR THE TENAMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING IN FEE SIMPLE.

AND SAID GRANTOR DOES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS COVENANTS WITH THE SAID GRANTEE, HIS HEIRS AND ASSIGNS.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREUNTO SET ITS SIGNATURE ON THIS THE 29<sup>TH</sup> DAY OF MAY, 2003.

WINDSTONE PROPERTIES, LLC  
*Windstone Properties, LLC*  
*Rodney & [Signature]* MEMBER

STATE OF ALABAMA       )  
 SHELBY COUNTY        )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT A. RODNEY DAVIS, AS MEMBER OF WINDSTONE PROPERTIES, LLC 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 DULY AUTHORIZED OFFICER EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID COMPANY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 29TH DAY OF MAY, 2003.  
*Wanda S. Davis*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 9/4/06

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

EXHIBIT "A"

20030617000378910 Pg 2/2 15.00  
Shelby Cnty Judge of Probate, AL  
06/17/2003 08:29:00 FILED/CERTIFIED

- Builder is responsible for the drainage on each lot and in around each building.
- Builder is responsible for adjusting the lids or top elevation for all manholes and yard inlets in each lot.
- Builder shall use appropriate methods, whether pipes, underdrain, ditches, grading or other means, to provide a building site free of surface or subsurface drainage problems without adversely affecting adjacent lots.
- Builder shall field verify the location and elevation of sanitary sewer service line or septic tank location prior to construction of building foundations.
- Builder shall comply with all ADEM (Alabama Department of Environmental Management) requirements.

Donny J. Schmidt  
witness

Clair J. Jern 5/29/03  
builder date