

STATEMENT AND NOTICE OF MECHANIC'S LIEN

STATE OF ALABAMA :

JEFFERSON COUNTY :

Ready Mix USA, Inc. files this statement in writing, verified by the oath of John R. Frawley, Jr., who has personal knowledge of the facts herein set forth:

That said Ready Mix USA, Inc. claims a lien upon the following property situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 2801 Riverview Drive, Birmingham, Alabama

This lien is claimed separately and severally as to both the buildings and improvements thereon, and the said land.

The said lien is claimed to secure an indebtedness of Three Thousand Six Hundred Seventy-Three Dollars and Forty Cents (\$3,673.40), with interest from to-wit: March 30, 2005, for building materials and services, furnished and used in connection with construction of the improvements on the above lands.

The name of the owners or proprietors of the said property is/are The Bluffs at Birmingham L.P.


John R. Frawley, Jr., Attorney for
Ready Mix USA, Inc.

Before me, the undersigned authority in and for the County of Jefferson, State of Alabama, personally appeared John R. Frawley, Jr., who being by me first duly sworn, deposes and says that he/she has personal knowledge of the facts set forth in the foregoing statement of lien and that the same are true and correct to the best of his/her knowledge and belief.

Sworn to and subscribed to before me on June 27, 2005.


NOTARY PUBLIC

My commission expires: 4/28/06

PREPARED BY:

John R. Frawley, Jr., Atty
P. O. Box 101493
Irondale, AL 35210

Account No. 8424633

SEND TAX NOTICE TO:
The Bluffs at Birmingham, L.P.
11040 Crabapple Road
Roswell, GA 30075

995,000⁵⁰

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 23rd day of December, 2003, by BIRMINGHAM LAND HOLDINGS, LLC, a Georgia limited liability company (hereinafter referred to as "Grantor"), to THE BLUFFS AT BIRMINGHAM, L.P., a Georgia limited partnership (hereinafter referred to as "Grantee").

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of Ten and No/100ths 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 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 rights, 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.

F:\0616\024 Bluffs @ Birmingham\od\Statutory Warranty Deed.doc

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

GRANTOR:

BIRMINGHAM LAND HOLDINGS, LLC,
a Georgia limited liability company

By: 

Name: S. L. Anderson

Its: Manager



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Shelby Cnty Judge of Probate, AL
06/30/2005 03:51:32PM FILED/CERT

STATE OF Georgia
COUNTY OF Gwinnett

I, the undersigned authority, a Notary public in and for said County, in said State, hereby certify that J.L. Kennedy whose name as Manager of Birmingham Land Holdings, LLC, a Georgia 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 Manager and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears such date.

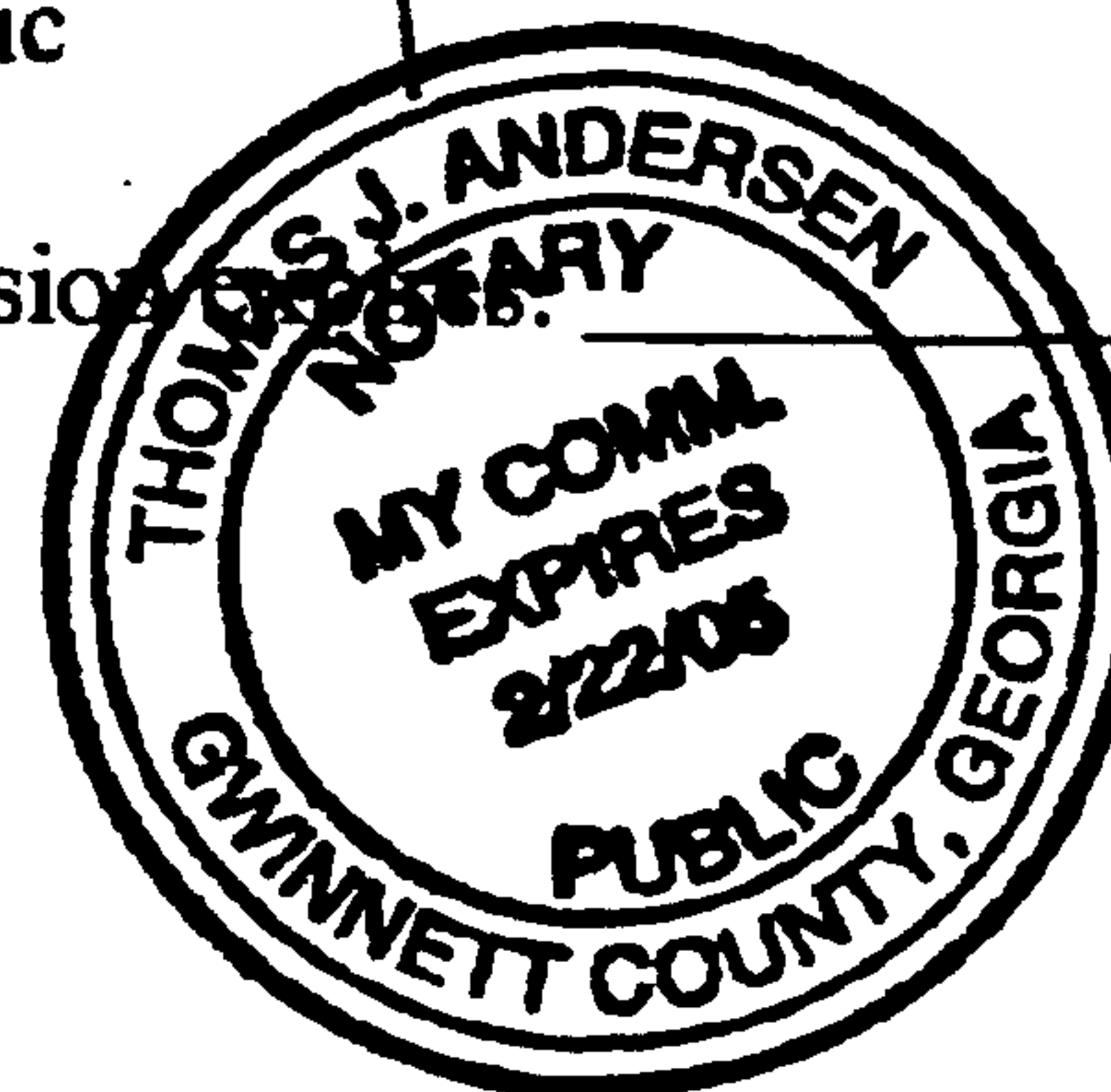
Given under my hand this the 23rd day of December, 2003.



Notary Public

My commission expires _____

[NOTARIAL SEAL]



This instrument was prepared by:
Wm. Scott Schulten, Esq.
Schulten Ward & Turner
260 Peachtree Street
Suite 2700
Atlanta, GA 30303



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EXHIBIT A

LOT 2B – CAHABA RIVER PARK
FIRST ADDITION – PHASE II
LEGAL DESCRIPTION

Lot 2B, Cahaba River Park First Addition - Phase II, as recorded in Map Book 32, Page 77 in the office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of said Lot 2B, said point lying on the West line of the NW 1/4 of the NE 1/4 of Section 35, Township 18 South, Range 2 West, Shelby County, Alabama, said point also being a common corner of Lot 1B, Cahaba River Park First Addition – Phase II, and lying on the Easterly line of Lot 16, 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 North 90°00'00" East along the common line of said Lot 2B and Lot 1B a distance of 240.00 feet to a found W.S. capped iron; thence South 39°30'23" East along the common line of said Lot 2B and Lot 1B 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 and along the common line of said Lot 2B and Lot 1B 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 and along the common line of said Lot 2B and Lot 1B a distance of 198.27 feet to a found rebar; thence North 81°27'42" East along the common line of said Lot 2B and Lot 1B 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 an Easterly and Southeasterly direction along the arc of said curve and along the common line of said Lot 2B and Lot 1B 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 along the common line of said Lot 2B and Lot 1B 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 NE 1/4 of said Section 35; thence North 00°01'06" East along the West line of said 1/4 section, the West line of said Lot 2B 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.

Containing 756,405 square feet or 17.365 acres.


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Shelby Cnty Judge of Probate, AL
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Exhibit B

20031223000824300 Pg 6/6 27.00
Shelby Cnty Judge of Probate, AL
12/23/2003 13:08:00 FILED/CERTIFIED

Permitted Exceptions

1. Taxes and assessments for the year 2003, and subsequent years, which are not yet due and payable.
2. Mineral and mining rights and rights incident thereto recorded in Deed Book 335, page 58, in the Probate Office of Shelby County, Alabama.
3. Underground Utility Easement granted to Cahaba Water Reservations Systems, Inc. recorded in Real Book 108, page 209, in the Probate office of Shelby County, Alabama
4. The following matters of survey as delineated on the survey if Walter Schoel Engineering Company, Inc., dated February 13, 2003, last revised _____.
 - a) fence encroaching 0.1' over westerly building line onto subject property;
 - b) fence encroaching 0.6' over westerly building line onto subject property;
 - c) fence encroaching 1.9 to 2.1 over westerly building line onto subject property.



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Shelby Cnty Judge of Probate, AL
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