


Send Tax Notice To:

JRock Development, LLC
605 Captain Morton Drive
Brierfield, AL 35035

STATE OF ALABAMA)
)
SHELBY COUNTY)


20060131000050170 1/2 \$1954.00
Shelby Cnty Judge of Probate, AL
01/31/2006 03:25:53PM FILED/CERT

GENERAL WARRANTY DEED

THIS IS A GENERAL WARRANTY DEED executed and delivered as of this 23rd day of January, 2006 by **ALLEN J. KOSLIN**, as to an undivided ten percent (10%) interest in the Property (described below) and his wife, **RITA S. KOSLIN**, as to an undivided ninety percent (90%) interest in the Property (hereinafter collectively referred to as the "Grantors"), to **JROCK DEVELOPMENT, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Million Nine Hundred Forty Thousand and 00/100 Dollars (\$1,940,000.00) in hand paid by the Grantee to the Grantors and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantors, the Grantors do by these presents grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama (the "Property"):

The NW ¼ of the SW ¼ of Section 5, Township 22 South, Range 2 West and the NE ¼ of the SE ¼ of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

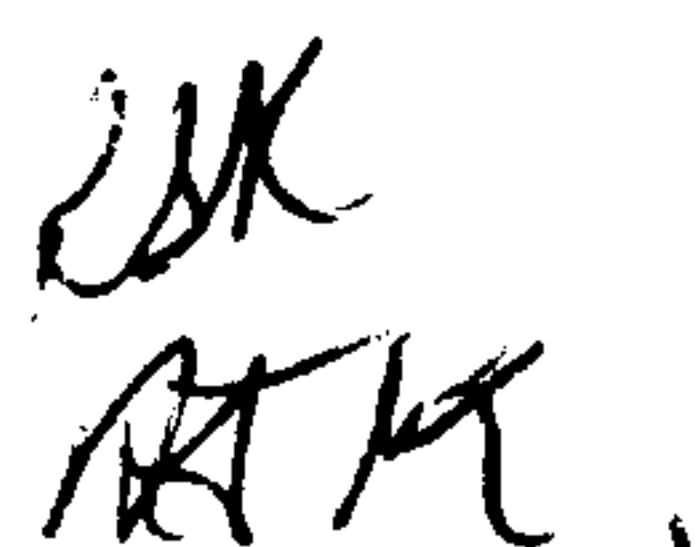
This conveyance is subject to the following:

- (1) Taxes for the year 2006 and subsequent years, not yet due and payable;
- (2) Unrecorded Lease by and between JRock Development, LLC as Lessor and Allen J. Koslin as Lessee, dated January 23, 2006; and
- (3) Discrepancies, conflicts in boundary lines, shortage in area, encroachment, and any facts which a correct survey and inspection of the Property would disclose and which are not shown by public record.

And said Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

Grantors warrant that the Property does not constitute the homestead of either of the Grantors.

[Signatures appear on following page]



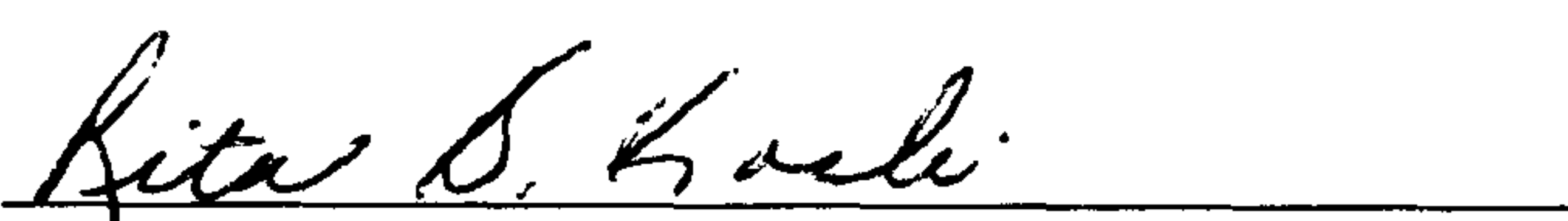
IN WITNESS WHEREOF, the Grantors have caused this General Warranty Deed to be executed on the date first written above.

Shelby County, AL 01/31/2006
State of Alabama

GRANTORS:

Deed Tax: \$1940.00



Allen J. Koslin


Rita S. Koslin

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Allen J. Koslin, whose name is signed to the foregoing General Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the General Warranty Deed, he executed the same voluntarily on the day the same bears date.

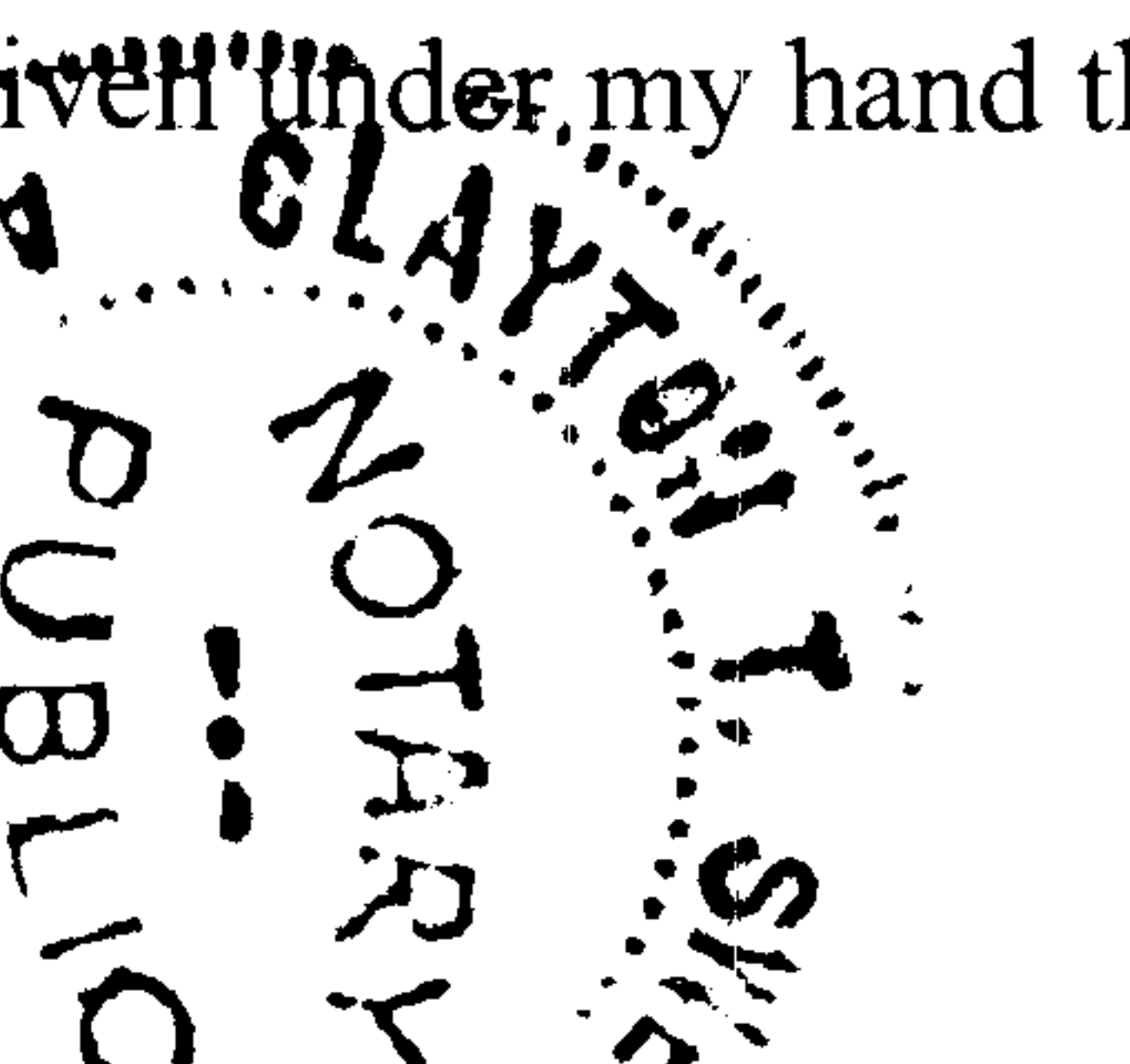
Given under my hand this the 23rd day of January, 2006.

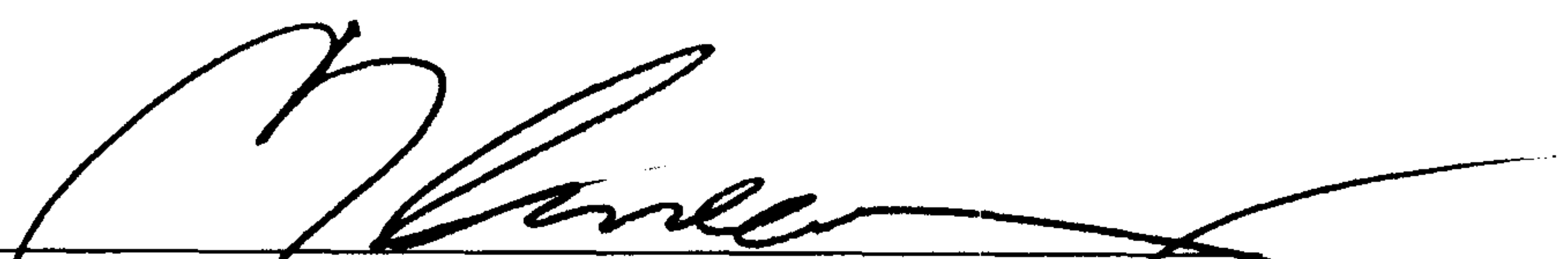

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


Notary Public
My Commission Expires: 6-5-2007

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rita S. Koslin, whose name is signed to the foregoing General Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the General Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of January, 2006.


STATE OF ALABAMA)
COUNTY OF JEFFERSON)


Notary Public
My Commission Expires: 6-5-2007

THIS INSTRUMENT PREPARED BY:

Kelly Worman
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
420 North 20th Street, Suite 1600
Birmingham, Alabama 35203-5202