20060131000050180 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 01/31/2006 03:25:54PM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223 Send Tax Notice To: KOSLIN FARMS INVESTMENTS, LLC 100 Applegate Court Pelham, AL 35124

STATE OF ALABAMA)	STATUTORY WARRANTY DEEL
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Million Four Hundred** Fifty Thousand and 00/100 (\$2,450,000.00), and other good and valuable consideration, this day in hand paid to the undersigned JROCK DEVELOPMENT, LLC, an Alabama Limited Liability Company (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, KOSLIN FARMS INVESTMENTS, LLC, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

41.05 ACRES: Commence at a 3" solid iron in place accepted as the Southwest corner of the Northeast one-fourth of the Southeast one-fourth of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 23' 47" West along the West boundary of said quarter-quarter section for a distance of 1318.04 feet to a 2" metal fence post in place being located on the Southerly right-of-way of Shelby County Highway No. 22; thence proceed South 87° 48' 46" East along the Southerly right-ofway of said road for a distance of 1250.83 feet to a 2" fence post in place being located on the flare-back of said Highway No. 22; thence proceed South 40° 33' 44" East along said flare-back for a distance of 99.99 feet to a 6" x 6" concrete right-of-way monument being located on the Westerly right-of-way of Shelby County Highway No. 12; thence proceed South 04° 29' 05" East along the Westerly right-of-way of said Highway No. 12 for a distance of 788.28 feet to a ½" capped rebar in place said point being the p.c of a concave right having a radius of 3234.10 and a delta angle of 8 18'47" thence proceed south along the west right-of way for a arch length distance of 469.24 feet to a ½" capped rebar in place located on the south boundary of the Northwest one-fourth of the Southwest one-fourth of Section 5; thence proceed North 86° 27' 38" West along the South boundary of the Northwest one-fourth of the Southwest onefourth of Section 5 for a distance of 47.20 to a 1 ½" crimp top pipe; thence proceed North 87 33'12" West along the South boundary of said Northeast one-fourth of the Southeast one-fourth of Section 6 for a distance of 1338.70 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southeast one-fourth of Section 6 and the Northwest one-fourth of the Southwest one-fourth of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama, and contains 41.05 acres.

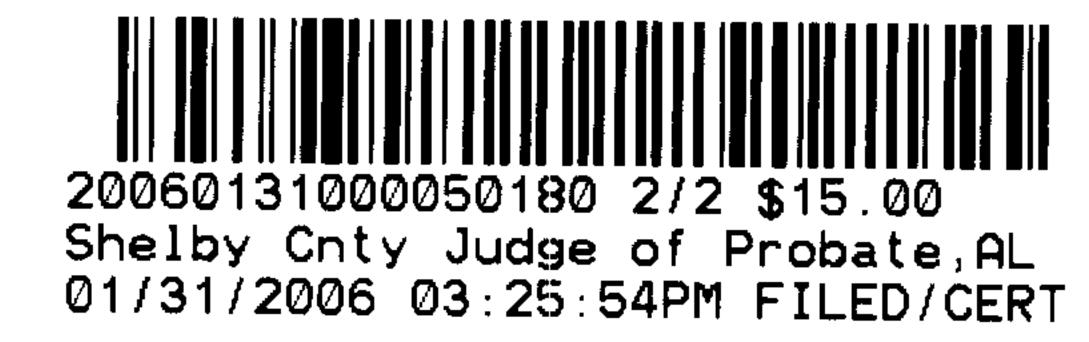
37.34 ACRES: Commence at a 1" open top pipe in place accepted as the Southeast corner of the Northwest one-fourth of the Southwest one-fourth of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 88° 56' 17" West along the South boundary of said quarter-quarter section for a distance of 1197.23 feet to a 1" solid iron in place being located on the Easterly right-of-way of Shelby County Highway No. 12; thence proceed Northeasterly along the curvature of a concave curve left having a delta angle of 08° 15' 36" and a radius of 3311.22 feet and along the Easterly right-of-way of said Highway 12 for a chord bearing and distance of North 02° 07' 18" West, 476.95 feet to the P. T. of said curve; thence proceed North 04° 16' 15" West along the Easterly right-of-way of said Highway 12 for a distance of 858.39 feet to its point of intersection with the Southerly right-of-way of Shelby County Highway No. 22; thence proceed North 89° 33' 53" East along the Southerly right-of-way of said Highway No. 22 for a distance of 344.24 feet to the P. C. of a concave curve left having a radius of 7668.98 feet; thence proceed Easterly along the Southerly right-of-way of said Highway No. 22 for a chord bearing and distance of North 88° 32' 09" East, 263.63 feet to its point of intersection with the North boundary of said Northwest one-fourth of the Southwest one-fourth; thence proceed South 88° 51' 03" East along the North boundary of said quarter-quarter section for a distance of 628.99 feet to a 1" iron in place accepted as the Northeast corner of said quarter-quarter section; thence proceed South 01° 46' 26" East along the East boundary of said quarter-quarter section for a distance of 1349.84 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama, and contains 37.34 acres.

The foregoing legal description is according to the survey prepared by James M. Ray, Ala. Reg. No. 18383 of Ray and Gilliland, P. C. Ala. Board Cert. No. CA-0ll4-LS dated the 28th day of December, 2005.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.





Subject To:

- 1. Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006.
- 2. Less and except any portion of the subject property lying within a road right of way.
- 3. Unrecorded Lease by and between JRock Development, LLC as Lessor and Allen J. Koslin as Lessee, dated January 23, 2006.
- 4. Encroachments of Fence and dirt and gravel driveway as shown on the survey prepared by James M. Ray, Ala. Reg. No. 18383 of Ray and Gilliland, P. C. Ala. Board Cert. No. CA-0ll4-LS dated the 28th day of December, 2005.

This instrument is executed as required by the Articles of Organization and operational agreement of said Limited Liability Company and amendments thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized Managing and Sole Member, caused this Statutory Warranty Deed to be executed this the **23rd** day of **January**, **2006**.

JROCK DEVELOPMENT, LLC

Steve Rockco, Managing and Sole Member

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Clayton T. Sweeney, a Notary Public, in and for said County and State, hereby certify that Steve Rockco, whose name as Managing and Sole Member of JROCK DEVELOPMENT, LLC, an Alabama Limited Liability Company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Managing and Sole Member and with full authority, signed the same voluntarily for and as the act of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of January, 2006.

MOTARY PUBLIC

My Commission Expires: 6/5/2007

