

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202

SEND TAX NOTICE TO:

Jon Dereck Hopkins
Post Office Box 382673
Birmingham, AL 35238-2673

THIS GENERAL WARRANTY DEED is executed and delivered this the 5th day of April, 2006 by **KOO, LLC**, an Alabama limited liability company ("Grantor"), in favor of **JON DERECK HOPKINS** ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifty Thousand and No/100 (\$50,000.00), in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described real property (the "Property") situated in Shelby County, Alabama:

Lots 87 and 88, according to the Amended Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, at Page 125 A & B, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER WITH the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument #2000-09755, as amended by Instruments recorded as Instrument #2000-17136, Instrument #2000-36696, Instrument #2001-38328, Instrument #20020905000424180, Instrument #20021017000508250, and Instrument #20030716000450980, all recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

The Property is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 2006 and all subsequent years thereafter.
2. Fire district assessments for 2006 and subsequent years not yet due and payable.
3. Mineral and mining rights not owned by Grantor.
4. The easements, restrictions, covenants, agreements and all other terms and provisions of the Declaration.
5. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

6. Assignment of Developers' Rights and Obligations for The Narrows as recorded by Instrument Number 2000-40514 in the Probate Office.
7. Restrictions, limitations and conditions as set out in Map Book 30, Pages 37 A & B, and Map Book 31, Pages 125 A & B, in the Probate Office.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for himself and for his heirs and assigns, that Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other persons who enter upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions, known or unknown, (including, without limitation, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor; provided, however, that this paragraph is inapplicable to soil, surface and/or subsurface conditions resulting from or arising out of Grantor's development and/or construction activities.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with the Grantee, his heirs and assigns, that it is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, except as noted above; that it has a good right to sell and convey the Property as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **KOO, LLC**, by and through Carter S. Kennedy, as its Manager, who is authorized to execute this General Warranty Deed as provided in Grantor's Operating Agreement dated October 24, 2000, which, as of this date has not been modified or amended, has hereto set its signature and seal as of the day and year first above written.

Shelby County, AL 04/17/2006
State of Alabama

Deed Tax: \$50.00

KOO, LLC
an Alabama limited liability company

By: _____

Carter S. Kennedy
Carter S. Kennedy
As its Manager



20060417000177830 3/3 \$67.00
Shelby Cnty Judge of Probate, AL
04/17/2006 12:45:55PM FILED/CERT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carter S. Kennedy, whose name as Manager of KOO, LLC, an Alabama limited liability company, 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 such conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal, this 5th day of April, 2006.

Anne P. Marshall
Notary Public

[SEAL]

My commission expires: 3/13/2007