


Send Tax Notice To:
Blackhawk Estates of Alabaster, LLC
45 West 1000 South, Suite 207
Sandy, Utah 84070

This instrument was prepared by:

Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007


20060714000341310 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/14/2006 03:14:06PM FILED/CERT

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF TWO MILLION ONE HUNDRED FIFTEEN THOUSAND ONE HUNDRED and NO/100 DOLLARS (\$2,115,100.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **CEDAR LANE, LLC**, an Alabama limited liability company (herein referred to as Grantor), does grant, bargain, sell and convey unto **BLACKHAWK ESTATES OF ALABASTER, LLC**, a Nevada limited liability company (herein collectively referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT OF GRANTOR AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

ALL OF THE ABOVE CONSIDERATION WAS DERIVED FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

The above Property is conveyed subject to:

1. ad valorem and similar taxes for 2006 and subsequent years;
2. Right of way granted to Alabama Power Company as set out in instruments recorded in Deed Book 57, page 373 in the Probate Office of Shelby County, Alabama;
3. Right of Way granted to Southern Natural Gas Company as recorded in Deed Book 90, Page 431 in the Probate Office of Shelby County, Alabama;
4. Water Drainage Easement as recorded in Instrument #20050920000486550 in the Probate Office of Shelby County, Alabama
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the

Title Group

exercise of such rights, including but not limited to gas, oil, sand and gravel, in, on and under subject property;

6. Any and all matters of record; and
7. All matters revealed by the survey of Beacon Professional Services, Inc dated July 11, 2006.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

11th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of July, 2006.

CEDAR LANE, LLC,
an Alabama limited liability company

By: [Signature]
Kenneth Carter
Its: Member

By: [Signature]
William. A. McNeely III
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KENNETH R. CARTER and WILLIAM A. McNEELY III, whose names as Members of CEDAR LANE, LLC, an Alabama limited liability company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, in their capacity as such members and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of July, 2006.

[Signature]
Notary Public
My commission expires: 5-13-2008

EXHIBIT A



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Parcel 1

Beginning at the northeast corner of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama, thence S 01° 17' 35" E along the east line of Section 25 for a distance of 2693.45 feet to an iron rod; thence N 86° 44' 16" W for a distance of 1330.10 feet to an axle; thence N 00° 59' 44" W for a distance of 2685.71 feet to a railroad rail; thence S 87° 01' 38" ~~E~~ for a distance of 1315.60 feet to a railroad rail and the point of BEGINNING, containing 81.35 acres, more or less.

W.H. *JK*