


STATE OF ALABAMA )  
COUNTY OF SHELBY )

**WARRANTY DEED**

  
20061205000587720 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
12/05/2006 08:45:06AM FILED/CERT

Name & Address of Property Owner:  
Ridgecrest Homes, LLC  
5800 Feldspar Way  
Hoover, AL 35244

This Instrument Prepared by:  
Guy V. Martin, Jr., Esq.  
Martin, Rawson, & Woosley, P.C.  
#2 Metroplex Drive, Suite 102  
Birmingham, Alabama 35209

THIS INDENTURE, executed this 30th day of November, 2006, by JROCK Development, L.L.C., an Alabama limited liability company (collectively referred to as "Grantor") in favor of RIDGECREST HOMES, LLC, an Alabama limited liability company (collectively referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits);

**WITNESSETH:**

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land as described in Exhibit A attached hereto and incorporated herein by this reference, lying and being located in Shelby County, Alabama, together with all and singular the buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments, easements and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders thereof (collectively, the "Property").

This conveyance is subject to a Mortgage and Security Agreement recorded at Instrument Number 20050729000381100, pages 1/16, in the Probate Office for Shelby County, Alabama, which Grantee hereby assumes and agrees to pay according to the terms of an amended and restated Mortgage and Security Agreement signed by Grantee to Citizens Trust Bank herewith.

Grantor certifies that the subject property is not the homestead of the Grantor or Grantor's spouse.

\$537,500.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns. And Grantor does for himself, and for the heirs, successors, executors, and administrators of Grantor, covenant with



the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, successors, executors and administrators of Grantor shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Warranty Deed, on the day and year first above written.

**"GRANTOR:"**

JROCK DEVELOPMENT, L.L.C.  
an Alabama limited liability company

By: Steve Rockco [SEAL]  
Steve Rockco, Managing Member

STATE OF ALABAMA )

:

COUNTY OF JEFFERSON )


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steve Rockco, whose name as Managing Member of JRock Development, L.L.C., 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 said instrument, he as such managing member and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date. Given under my hand and official seal this 30th day of November, 2006.

Pamela J. Barker  
Notary Public

Notary Public State of Alabama at Large

My Commission Expires: My Commission Expires: July 25, 2010

## **Exhibit "A"**

  
20061205000587720 3/3 \$18.00  
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### **Parcel I**

**Lot 3, according to the Final Plat of Ridgecrest Subdivision, Phase One, Sector One, as recorded in Map Book 34, page 17, in the Probate Office of Shelby County, Alabama.**

### **Parcel II**

**Lots 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 49, according to the Final Plat of Ridgecrest Subdivision, Phase One, Sector Two, as recorded in Map Book 37, page 43, in the Probate Office of Shelby County, Alabama.**