

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

\$450,000.00
MORTGAGE

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF FIVE HUNDRED THOUSAND and 00/100 DOLLARS (\$500,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JAMES LOUIS WORKMAN** and wife, **TOMMYE R. WORKMAN** (herein referred to collectively as Grantor), does grant, bargain, sell and convey unto **BLACKHAWK ESTATES OF ALABASTER, LLC**, a Nevada limited liability company (herein 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, INCORPORATED AS IF SET FORTH HEREIN.

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2007 and subsequent years;
2. 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 exercise of such rights, including but not limited to gas, oil, sand and gravel, in, on and under subject property;
3. Any and all matters of record; and
4. All matters that would be revealed by the survey of the subject property performed by Beacon Professional Services on November 17, 2006.

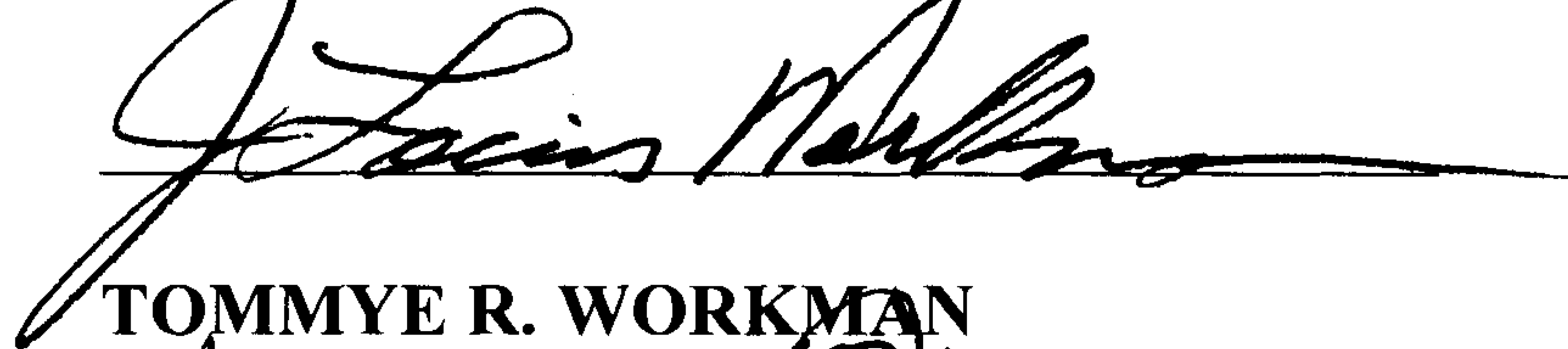
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever .

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.

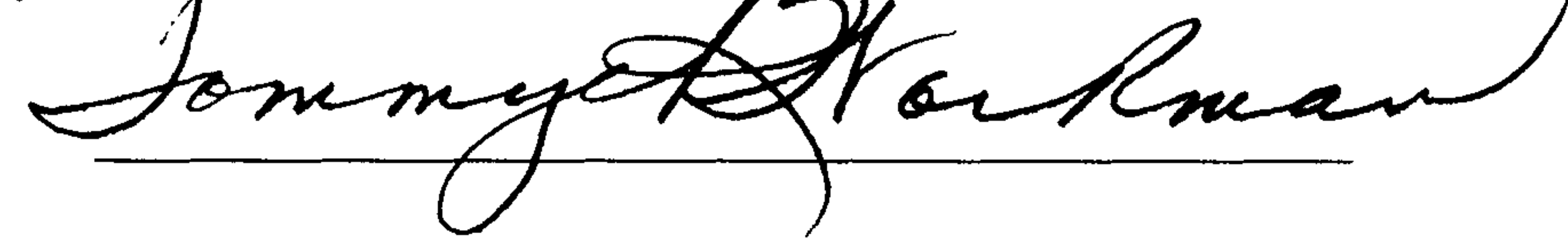
\$450,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

4th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the
day of December, 2006.

JAMES LOUIS WORKMAN



TOMMYE R. WORKMAN



STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JAMES LOUIS WORKMAN and TOMMYE R. WORKMAN, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of December, 2006.



NOTARY PUBLIC

My commission expires: 5-13-2008


20061205000589960 2/3 \$67.00
Shelby Cnty Judge of Probate, AL
12/05/2006 04:00:16PM FILED/CERT

Commencing at a railroad nail found at the Northeast corner of Section 25 Township 21 South Range 3 West, thence South 48 degrees 40 minutes 40 seconds East a distance of 749.02 feet to capped iron set, which is the point of beginning; thence South 80 degrees 28 minutes 09 seconds East for a distance of 954.51 feet to capped iron set; thence North 72 degrees 44 minutes 28 seconds East for a distance of 1451.47 feet to capped iron set; thence South 23 degrees 36 minutes 05 seconds East for a distance of 4276.41 feet to capped iron found; thence North 88 degrees 39 minutes 09 seconds West for a distance of 493.87 feet to ½ inch pipe found; thence North 88 degrees 30 minutes 24 seconds West for a distance of 1331.50 feet to capped iron set; thence South 52 degrees 08 minutes 09 seconds West for a distance of 743.40 feet to capped iron set; thence North 88 degrees 59 minutes 41 seconds West for a distance of 819.80 feet to capped iron set; thence North 32 degrees 49 minutes 48 seconds West for a distance of 684.03 feet to capped iron set; thence North 12 degrees 48 minutes 21 seconds West for a distance of 3121.24 feet to capped iron set; thence North 31 degrees 00 minutes 16 seconds East for a distance of 493.88 feet to a capped iron set; point said being the point of beginning. Said property contained in Section 30 Township 21 South Range 2 West in Shelby County, Alabama.

Less and Except:

A parcel of land situated in the Southeast quarter of Section 30, Township 21 South, Range 2 West Shelby County, Alabama being more particularly described by metes and bounds as follows:

Begin at the Northeast corner of the Southwest quarter of the Southeast quarter of said Section 30 and run North 88 degrees 19 minutes 12 seconds West along the North line of said quarter-quarter Section for a distance of 1332.02 feet to the Northwest corner of said quarter-quarter Section; thence leaving said North line run North 00 degrees 59 minutes 15 seconds West for a distance of 70.08 feet; thence run South 88 degrees 19 minutes 12 seconds East for a distance of 184.22 feet; thence run South 79 degrees 11 minutes 22 seconds East for a distance of 100.83 feet; thence run South 88 degrees 19 minutes 12 seconds East for a distance of 245.79 feet; thence run North 80 degrees 52 minutes 03 seconds East for a distance of 185.46 feet; thence run North 74 degrees 49 minutes 58 seconds East for a distance of 132.20 feet; thence run South 62 degrees 56 minutes 46 seconds East for a distance of 64.50 feet; thence run South 77 degrees 26 minutes 46 seconds East for a distance of 206.42 feet; thence run North 76 degrees 16 minutes 10 seconds East for a distance of 167.92 feet; thence run North 88 degrees 23 minutes 16 seconds East for a distance of 67.98 feet; thence run South 01 degree 36 minutes 44 seconds East for a distance of 109.23 feet to the Point of Beginning.

Situated in Shelby County, Alabama.



20061205000589960 3/3 \$67.00
Shelby Cnty Judge of Probate, AL
12/05/2006 04:00:16PM FILED/CERT

Shelby County, AL 12/05/2006
State of Alabama

Deed Tax: \$50.00

Handwritten signature: JRW