



20071205000551860 1/5 \$1523.00
Shelby Cnty Judge of Probate, AL
12/05/2007 02:43:58PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Luther P. Crull, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz
420 North 20th Street, Suite 1600
Birmingham, Alabama 35203-5202

Send Tax Notice To:
Focus Development, Inc.
3423 Piedmont Road, Suite 325
Atlanta, GA 30305

STATE OF ALABAMA)
)
SHELBY COUNTY)

Shelby County, AL 12/05/2007
State of Alabama

Deed Tax: \$1500.00

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered this 28 day of November, 2007, by RIVER RIDGE DEVELOPMENT COMPANY, L.L.C., a Delaware limited liability company (hereinafter, "Grantor"), to and in favor of RIVER GLEN VILLAGE, LLC, a Georgia limited liability company (hereinafter, "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Four Million Three Hundred Thousand and No/100 Dollars (\$4,300,000.00) 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 estate situated in the City of Birmingham, Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters specifically set forth on Exhibit B attached hereto and incorporated herein (the "Permitted Exceptions").

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, its successors and assigns shall, warrant and defend the same to said Grantee, its successors and assigns forever, against the lawful claims of all persons claiming under or through Grantor, but not further or otherwise.

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*\$2,800,000.00 of the purchase price was
paid by a purchase money mortgage
being filed simultaneously herewith.*



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[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed
as of the date first written above.

RIVER RIDGE DEVELOPMENT COMPANY,
L.L.C., a Delaware limited liability company

By: Jill V. Deer
Name: Jill V. Deer
Its: Authorized Agent

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that Jill V. Deer whose name as Authorized Agent of RIVER RIDGE
DEVELOPMENT COMPANY, L.L.C., a Delaware limited liability company, is signed to the
foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this
day that, being informed of the contents of said Statutory Warranty Deed, ~~he~~/she, in ~~his~~/her
capacity as such agent and with full authority, executed the same voluntarily for and as the act of
said limited liability company on the day the same bears date.

Given under my hand and seal this 28th day of November, 2007.

[NOTARY SEAL]

Jari Roberts
Notary Public
My Commission Expires: 12-12-2009

LTC File No: 2526X-07



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EXHIBIT "A"

**Lot 6, River Ridge Plaza as recorded in Map Book 26, page 14, in the Probate Office of Shelby County,
Alabama.**

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Ad valorem taxes for the year 2008 and subsequent years, not yet due and payable.
2. Restrictions appearing of record in Misc. Volume 9, Page 513, Real 271, Page 363 and Instrument 1992-10301, as modified by Consent and Waivers to Restrictive Covenants recorded in Instrument 1999-38031, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. Restrictions or Covenants appearing of record in Instrument 1999-38042 in the Probate Office of Shelby County, Alabama.
4. Easements as shown by map recorded in Map Book 26, Page 14 in the in the Probate Office of Shelby County, Alabama.
5. Coal, oil, gas, and other mineral interests not owned by Grantor.