

20080207000052010 1/2 \$414.00
Shelby Cnty Judge of Probate, AL
02/07/2008 03:06:56PM FILED/CERT

This instrument prepared by:
James J. Odom, Jr.
Post Office Box 11244
Birmingham, Alabama 35202-1244

Send tax notice to:
James J. Odom, Jr.
211-B Yeager Parkway
Pelham, AL 35124

Shelby County, AL 02/07/2008
State of Alabama
Deed Tax: \$400.00

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

That for and in consideration of Four Hundred Thousand and No/100 Dollars (\$400,000.00), the receipt and sufficiency of which are hereby acknowledged, the undersigned **KOO, LLC**, an Alabama limited liability company ("Grantor"), does by these presents grant, bargain, sell and convey unto **CARTER S. KENNEDY** an undivided 33.33% interest, unto **JAMES J. ODOM, JR.** an undivided 33.33% interest, unto **PATRICK L. O'SULLIVAN** an undivided 8.33% interest and unto **THE ESTATE OF I. L. O'SULLIVAN, JR.** an undivided 25.01% interest ("Grantees"), in the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, Grantor **KOO, LLC** by and through Carter S. Kennedy, as Manager of KOO, LLC, an Alabama limited liability company, who is authorized to execute this Statutory Warranty Deed as provided in Grantor's Articles of Organization and Operating Agreement which, as of this date have not been modified or amended, has hereto set its signature and seal this 31st day of January, 2008.

KOO, LLC, an Alabama limited liability company

By: *Carter S. Kennedy*
Carter S. Kennedy
As its Manager

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 instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, 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 31st day of January, 2008.

(NOTARY SEAL)

Lorine S. Cantrell
Notary Public
My commission expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 21, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT "A"

Lots 1, 2, 3, 4, 5, 6, 7 and 8, according to the Map and Survey of the Final Record Plat of Narrows Point - Phase 6, as recorded in Map Book 35, Pages 89 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2008 and all subsequent years thereafter.
2. Fire district assessments for 2008 and subsequent years not yet due and payable.
3. Mineral and mining rights not owned by Grantor.
4. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.
5. Transmission line permit to Alabama Power Company as recorded in Deed Book 103, Page 154; Deed Book 123, Page 420 and Deed Book 102, Page 181.
6. Right of way to South Central Bell Telephone Company as recorded in Deed Book 324, Page 840 and Deed Book 321, Page 610, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Right of way to State of Alabama as recorded in Deed Book 296, Page 441, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Natural gas supply agreement as recorded in Instrument No. 2000-1818.
9. Restrictions as noted on Map Book 35, Pages 89 A, B and C.
10. Assignment of Developer's rights from Equine Partners, LLC to KOO, LLC as recorded in Instrument No. 2000-40514.