

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
DKM ENTERPRISES, INC.

P.O. Box 380083
BIRMINGHAM, AL 35238-0083

STATE OF ALABAMA}
SHELBY COUNTY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED FIFTY THOUSAND Dollars and No/100's (\$150,000.00) to the undersigned grantor or grantors, Pascual Herrera and wife Margaret Herrera, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto DKM ENTERPRISES, INC. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Lot 137, according to the Survey of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18 page 37 A, B, C, D, E, F & G in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. #1994-07111 and amended in Inst. No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Inst. #1994-07112 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999.
Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD Unto the said GRANTEE his, her or their heirs and assigns, forever..

And I/we do for myself/ourselves, and for my/our heirs, executors and administrators, covenant with said GRANTEE their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 21 day of December, 1998.

Pascual Herrera
Pascual Herrera

Margaret Herrera
Margaret Herrera

STATE OF ALABAMA}
Etowah **COUNTY}**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Pascual Herrera and Margaret Herrera, whose names 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 the 21st day of December, 1998.

Jamie Vireo
Notary Public

My Commission Expires: 5-6-2002

12/22/1998-50984
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE & PROCLAM

Inst # 1998-50984

CLAYTON T. SWEENEY, ATTORNEY AT LAW