

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send Tax Notice to:
Highland Lakes Development, Ltd.
2700 Highway 280, Suite 325
Birmingham, Alabama 35223

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to the undersigned grantor **HIGHLAND LAKES PROPERTIES, LTD.**, an Alabama limited partnership (the "Grantor"), in hand paid by **HIGHLAND LAKES DEVELOPMENT, LTD.**, an Alabama limited partnership (the "Grantees"), the receipt and sufficiency whereof is hereby acknowledged, the Grantor does grant, bargain, sell and convey unto the Grantees, that certain real estate situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Ad valorem taxes for the year 1994, which constitute a lien but are not yet due and payable;
2. Rights or claim of parties in possession; and
3. Encumbrances as described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantees, and their heirs, successors and assigns forever, subject however to the exceptions noted above.

IN WITNESS WHEREOF, **HIGHLAND LAKES PROPERTIES, LTD.**, has caused these presents to be executed by its duly authorized officer effective as of FEBRUARY 15, 1994.

HIGHLAND LAKES PROPERTIES, LTD.,
an Alabama limited partnership

BY: **EDDLEMAN PROPERTIES, INC.**
an Alabama corporation, its
General Partner

Lucy Rice
Witness

By: Billy D. Eddleman
Its CHAIRMAN CEO

Inst. # 1994-06902

03/03/1994-06902
09:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 127.00

Clayton Sweeney

Inst. # 1994-06902

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in the State, hereby certify that Billy D. EDDLEMAN, whose name as PRESIDENT of Eddleman Properties, Inc, General Partner of **HIGHLAND LAKES PROPERTIES, LTD.**, an Alabama limited partnership, is signed to the foregoing conveyance, and who is know to me, acknowledged before me on this day, that, being informed of the contents of such conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this 15th day of FEBRUARY, 1994.

Rebecca K. Rosato
NOTARY PUBLIC

My commission expires:

2/3/97

This instrument was prepared by:

Billy D. Eddleman
Eddleman Properties, Inc.
2700 Highway 280
Suite 325
Birmingham, AL 35223

EXHIBIT A

A parcel of land to be known as Highland Lakes 5th Sector situated in Sections 8 and 9, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin locally accepted to be the Northwest corner of said Section 9, thence run South 0 degrees 59 minutes 35 seconds West along the West line of said Section 9 for a distance of 5,428.12 feet to an iron pin found locally accepted to be the Southwest corner of said Section 9, said iron pin being the point of beginning; thence run North 33 degrees 39 minutes 42 seconds East for a distance of 135.63 feet to a point; thence run North 14 degrees 57 minutes 33 seconds West for a distance of 190.00 feet to a point; thence run North 15 degrees 40 minutes 21 seconds East for a distance of 68.23 feet to a point; thence run North 10 degrees 42 minutes 44 seconds West for a distance of 134.88 feet to a point; thence run North 10 degrees 25 minutes 01 seconds East for a distance of 80.00 feet to a point; thence run North 8 degrees 50 minutes 51 seconds East for a distance of 160.00 feet to a point; thence run North 18 degrees 18 minutes 35 seconds East for a distance of 60.83 feet to a point; thence run North 8 degrees 50 minutes 51 seconds East for a distance of 145.00 feet to a point; thence run North 17 degrees 51 minutes 51 seconds East for a distance of 154.19 feet to a point; thence run North 49 degrees 56 minutes 14 seconds East for a distance of 72.46 feet to a point; thence run North 13 degrees 41 minutes 58 seconds East for a distance of 140.00 feet to a point; thence run North 34 degrees 54 minutes 35 seconds West for a distance of 121.20 feet to a point; thence run North 70 degrees 27 minutes 33 seconds West for a distance of 27.98 feet to a point; thence run North 78 degrees 33 minutes 03 seconds West for a distance of 337.35 feet to a point; thence run South 21 degrees 29 minutes 17 seconds West for a distance of 227.95 feet to a point; thence run North 34 degrees 33 minutes 39 seconds West for a distance of 303.17 feet to a point; thence run South 40 degrees 50 minutes 51 seconds West for a distance of 55.00 feet to a point on a curve to the left having a central angle of 15 degrees 59 minutes 02 seconds and a radius of 539.81 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 150.59 feet to a point; thence run South 24 degrees 51 minutes 49 seconds West for a distance of 297.72 feet to a point on a curve to the right having a central angle of 21 degrees 00 minutes 00 seconds and a radius of 420.00 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 153.94 feet to a point; thence run South 45 degrees 51 minutes 49 seconds West for a distance of 140.07 feet to a point; thence run South 15 degrees 53 minutes 22 seconds East for a distance of 185.23 feet to a point; thence run South 18 degrees 59 minutes 19 seconds West for a distance of 270.80 feet to a point; thence run South 36 degrees 07 minutes 15 seconds East for a distance of 231.54 feet to a point; thence run South 10 degrees 09 minutes 52 seconds East for a distance of 173.63 feet to the South line of said Section 8; thence run South 88 degrees 15 minutes 11 seconds East along the South line of said Section 8 for a distance of 748.28 feet to the point of beginning. Said parcel containing 27.088 acres, more or less.

**EXHIBIT B
ENCUMBRANCES**

Inst # 1994-06902

1. General and special taxes or assessments for 1994 and subsequent years not yet due and payable.
2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
3. Right(s)-of-Way(s) granted to Shelby County, Alabama by instrument(s) recorded in Book 95 page 503 in Probate Office.
4. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 111 page 408 in Probate Office.
5. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 109 page 70; Book 149 page 380; Book 173 page 364 and Book 276 page 670 in Probate Office.
6. Right(s)-of-Way(s) granted to Alabama Power Company by instruments recorded in Book 134 Page 408 and Book 133 Page 212.
7. Right(s)-of-Way(s) granted to Shelby County, Alabama by instrument(s) recorded in Book 196 page 246 in Probate Office.
8. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 133 page 210 and Real Volume 31 page 355 in Probate Office.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as to the SW 1/4 of SW 1/4, Section 9, Township 19, Range 1, including rights set out in Book 28 page 237 in the Probate Office of Shelby County, Alabama.

Inst # 1994-06902

110231.1

03/03/1994-06902
09:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 127.00