

VALUE
\$ 154,223.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send Tax Notice to:
Highland Lakes Development, Ltd.
c/o Eddleman Properties, Inc.
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 1995, 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 JANUARY 20, 1995.

HIGHLAND LAKES PROPERTIES, LTD.,
an Alabama limited partnership

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

Aeri R. Henning
Witness

By: Billy D. Eddleman
Its CHAIRMAN/CEO

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Cost # 1995-02867

02/01/1995-02867
03:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 170.50

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 CHAIRMAN/CEO 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 acting in its capacity as general partner of said limited partnership.

Given under my hand, this 10th day of January, 1995.

Rebecca R. Rasch
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 situated in the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 8, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 8, Township 19 South, Range 1 West, thence run South 88 degrees 15 minutes 11 seconds East along the South line of said Quarter-Quarter Section for a distance of 662.12 feet to a point; thence run North 0 degrees 18 minutes 56 seconds West for a distance of 226.18 feet to a point; thence run South 60 degrees 07 minutes 33 seconds East for a distance of 130.00 feet to a point; thence run North 15 degrees 58 minutes 51 seconds East for a distance of 201.43 feet to a point; thence run North 88 degrees 04 minutes 15 seconds East for a distance of 194.19 feet to a point; thence run South 64 degrees 27 minutes 34 seconds East for a distance of 71.24 feet to a point; thence run South 88 degrees 06 minutes 01 seconds East for a distance of 336.79 feet to a point; thence run South 14 degrees 17 minutes 32 seconds East for a distance of 76.99 feet to a point; thence run South 53 degrees 24 minutes 36 seconds East for a distance of 470.52 feet to a point on the South line of said Quarter-Quarter Section; thence run South 88 degrees 15 minutes 11 seconds East for a distance of 78.84 feet to a point; thence run North 10 degrees 09 minutes 52 seconds West for a distance of 173.63 feet to a point; thence run North 36 degrees 07 minutes 15 seconds West for a distance of 231.54 feet to a point; thence run North 18 degrees 59 minutes 19 seconds East for a distance of 270.80 feet to a point; thence run North 15 degrees 53 minutes 22 seconds West for a distance of 185.23 feet to a point; thence run South 45 degrees 51 minutes 49 seconds West for a distance of 101.85 feet to a point on a curve to the right having a central angle of 64 degrees 46 minutes 22 seconds and a radius of 520.00 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 587.86 feet to a point; thence run North 69 degrees 21 minutes 49 seconds West for a distance of 34.20 feet to a point; thence run South 20 degrees 38 minutes 11 seconds West for a distance of 20.00 feet to a point; thence run North 69 degrees 21 minutes 49 seconds West for a distance of 242.80 feet to a point on a curve to the right having a central angle of 39 degrees 14 minutes 52 seconds and a radius of 400.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 274.00 feet to a point; thence run South 59 degrees 53 minutes 03 seconds West for a distance of 10.00 feet to a point on a curve to the right having a central angle of 10 degrees 17 minutes 59 seconds and a radius of 410.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 73.70 feet to a point; thence run North 19 degrees 48 minutes 59 seconds West for a distance of 213.25 feet to a point on a curve to the left having a central angle of 26 degrees 29 minutes 17 seconds and a radius of 355.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 164.12 feet to a point; thence run South 43 degrees 41 minutes 45 seconds West for a distance of 47.03 feet to a point; thence run South 33 degrees 39 minutes 39 seconds West for a distance of 147.72 feet to a point; thence run South 38 degrees 41 minutes 13 seconds West for a distance of 92.87 feet to a point; thence run South 26 degrees 17 minutes 30 seconds West for a distance of 124.96 feet to a point; thence run South 21 degrees 24 minutes 18 seconds West for a distance of 154.39 feet to a point; thence run South 14 degrees 20 minutes 32 seconds West for a distance of 76.89 feet to a point; thence run South 8 degrees 07 minutes 52 seconds West for a distance of 34.34 feet to a point; thence run South 2 degrees 56 minutes 08 seconds East for a distance of 56.86 feet to a point; thence run South 22 degrees 41 minutes 20 seconds West for a distance of 390.78 feet to an iron pin found, said iron being on the Southeast right-of-way of Seven Barks Road in a subdivision of Sunrise as recorded in Map Book 10, on Page 24, in the Office of the Judge of Probate, Shelby County, Alabama; thence run South 52 degrees 36 minutes 00 seconds West along said Southeast right-of-way for a distance of 79.89 feet to an iron pin found; thence run South 33 degrees 16 minutes 14 seconds West along said Southeast right-of-way for a distance of 75.48 feet to an iron pin found, said iron being on the Northernmost corner of Lot 14, Block 2, in said subdivision of Sunrise; thence run South 46 degrees 10 minutes 29 seconds East for along the Northeast line of said Lot 14 for a distance of 113.19 feet to an iron pin found at the point of beginning. Said Parcel 3 containing 22.80 acres, more or less.

**EXHIBIT B
ENCUMBRANCES**

1. General and special taxes or assessments for 1995 and subsequent years not yet due and payable.
2. Encroachments, overlaps, boundary line disputes, right(s) -of-way(s) easements 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 instrument(s) 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 of 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 # 1995-02867

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