

VALUE
\$ 117,899⁰⁰

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

Ceri R. Henning
Witness

By: Betty D. Eddleman
Its CHAIRMAN/CEO

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1995-02868

02/01/1995-02868
03:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 136.50

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 20 day of MAY, 1995.

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 B
ENCUMBRANCES

1. General and special taxes or assessments for 199⁶ 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.

14. 10-11-1962

A parcel of land to be known as Highland Lakes 4th Sector situated in Sections 5 and 8, 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 Northeast corner of said Section 8, thence run South 0 degrees 59 minutes 35 seconds West along the East line of said Section 8 for a distance of 302.77 feet to a point; thence run North 89 degrees 00 minutes 25 seconds West for a distance of 64.37 feet to the **point of beginning**; thence run North 21 degrees 02 minutes 13 seconds East for a distance of 86.04 feet to a point; thence run North 64 degrees 10 minutes 56 seconds West for a distance of 415.54 feet to a point on a curve to the right having a radius of 385.00 feet and a central angle of 9 degrees 02 minutes 32 seconds and a chord bearing of North 35 degrees 23 minutes 15 seconds East; thence run in a Northeasterly direction along the arc of said curve for a distance of 60.76 feet to a point; thence run North 39 degrees 54 minutes 31 seconds East for a distance of 100.23 feet to a point on a curve to the left having a radius of 445.00 feet and a central angle of 0 degrees 38 minutes 04 seconds and a chord bearing of North 39 degrees 35 minutes 29 seconds East; thence run in a Northeasterly direction along the arc of said curve for a distance of 4.93 feet to a point on a reverse curve to the right having a radius of 50.00 feet and a central angle of 41 degrees 18 minutes 52 seconds and a chord bearing of North 59 degrees 55 minutes 53 seconds East; thence run in a Northeasterly direction along the arc of said curve for a distance of 36.05 feet to a point on a reverse curve to the left having a radius of 66.00 feet and a central angle of 272 degrees 18 minutes 49 seconds and a chord bearing of North 55 degrees 34 minutes 05 seconds West; thence run along the arc of said curve for a distance of 313.68 feet to a point on a reverse curve to the right having a radius of 50.00 feet and a central angle of 51 degrees 38 minutes 02 seconds and a chord bearing of South 14 degrees 05 minutes 31 seconds West; thence run in a Southwesterly direction along the arc of said curve for a distance of 45.06 feet to a point; thence run South 39 degrees 54 minutes 31 seconds West for a distance of 40.05 feet to a point; thence run North 65 degrees 41 minutes 03 seconds West for a distance of 1,026.64 feet to a point; thence run South 00 degrees 34 minutes 28 seconds West for a distance of 506.44 feet to a 3" crimped iron found; thence run South 3 degrees 15 minutes 14 seconds East for a distance of 405.69 feet to a point; thence run South 63 degrees 27 minutes 13 seconds East for a distance of 602.02 feet to a point on a curve to the right having a radius of 445.00 feet and a central angle of 10 degrees 17 minutes 07 seconds and a chord bearing of North 12 degrees 24 minutes 07 seconds East; thence run in a Northeasterly direction along the arc of said curve for a distance of 79.88 feet to a point; thence run North 17 degrees 32 minutes 41 seconds East for a distance of 116.04 feet to a point on a curve to the right having a radius of 445.00 feet and a central angle of 14 degrees 35 minutes 42 seconds; thence run in a Northeasterly direction along the arc of said curve for a distance of 113.35 feet to a point; thence run North 32 degrees 08 minutes 22 seconds East for a distance of 157.68 feet to a point on a curve to the left having a radius of 50.00 feet and a central angle of 46 degrees 23 minutes

50 seconds; thence run in a Northeasterly direction along the arc of said curve for a distance of 40.49 feet to a point on a reverse curve to the right having a radius of 66.00 feet and a central angle of 84 degrees 58 minutes 14 seconds; thence run in a Northeasterly direction along the arc of said curve for a distance of 97.88 feet to a point on a reverse curve to the left having a radius of 50.00 feet and a central angle of 46 degrees 23 minutes 50 seconds; thence run in a Northeasterly direction along the arc of said curve for a distance of 40.49 feet to a point; thence run South 65 degrees 41 minutes 03 seconds East for a distance of 482.83 feet to the point of beginning. Said parcel containing 16.74 acres, more or less.

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