

VALUE
\$ 153,540

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.

Inst # 1996-10926

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Ad valorem taxes for the year 1996, 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 July 1, 1995.

HIGHLAND LAKES PROPERTIES, LTD.,
an Alabama limited partnership

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

By: Billy D. Eddleman
Its CHAIRMAN/CEO

Jackie M. Harris
Witness

CLAYTON T. SWEENEY, ATTORNEY AT LAW

04/04/1996-10926
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
007 MCD 178.50

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.

Given under my hand, this 1st day of July, 1995.


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 199__ 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.

EXHIBIT A - PAGE 1 OF 4

A parcel of land to be known as Highland Lakes 3rd Sector situated in Section 4, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found locally accepted to be the southwest corner of said Section 4, thence run south 89 degrees 43 minutes 49 seconds east for a distance of 2,314.95 feet to a point; thence run north 2 degrees 17 minutes 38 seconds west for a distance of 103.10 feet to a point; thence run north 0 degrees 36 minutes 38 seconds east for a distance of 368.84 feet to a point; thence run north 30 degrees 27 minutes 58 seconds east for a distance of 320.26 feet to a point; thence run north 25 degrees 31 minutes 59 seconds west for a distance of 200.00 feet to the point of beginning; thence run north 64 degrees 28 minutes 01 seconds east for a distance of 179.14 feet to a point on a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 25.00 feet; thence run in a southeasterly direction along the arc of said curve for a distance of 39.27 feet to a point; thence run south 25 degrees 31 minutes 59 seconds east for a distance of 38.35 feet to a point on a curve to the right having a central angle of 9 degrees 07 minutes 39 seconds and a radius of 391.35 feet; thence run in a southeasterly direction along the arc of said curve for a distance of 62.34 feet to a point; thence run north 73 degrees 35 minutes 40 seconds east for a distance of 387.11 feet to a point; thence run north 27 degrees 57 minutes 43 seconds east for a distance of 301.36 feet to a point; thence run north 78 degrees 56 minutes 46 seconds east for a distance of 121.36 feet to a point; thence run north 19 degrees 34 minutes 19 seconds west for a distance of 160.00 feet to a point on a curve to the left having a central angle of 35 degrees 54 minutes 30 seconds and a radius of 305.00 feet and a radial bearing in of north 19 degrees 34 minutes 19 seconds west; thence run in a northeasterly direction along the arc of said curve for a distance of 191.15 feet to a point; thence run north 51 degrees 56 minutes 30 seconds west for a distance of 60.14 feet to a point on a curve to the right having a central angle of 4 degrees 12 minutes 38 seconds and a radius of 245.00 feet and a radial bearing in of north 56 degrees 20 minutes 54 seconds west; thence run in a southwesterly direction along the arc of said curve for a distance of 18.00 feet to a point; thence run north 52 degrees 08 minutes 17 seconds west for a distance of 150.67 feet to a point; thence run north 26 degrees 43 minutes 13 seconds east for a distance of 158.08 feet to a point; thence run north 33 degrees 39 minutes 06 seconds east for a distance of 756.88 feet to a point; thence run north 39 degrees 22 minutes 44 seconds east for a distance of 297.95 feet to a point; thence run south 89 degrees 30 minutes 58 seconds east for a distance of 158.88 feet to point; thence run north 0 degrees 29 minutes 02 seconds east for a distance of 464.88 feet to a point; thence run north 89 degrees 30 minutes 58 seconds west for a distance of 288.41 feet to a point; thence run south 46 degrees 53 minutes 24 seconds west for a distance of 510.83 feet to a point; thence run south 33 degrees 39 minutes 06 seconds west for a distance of 329.49 feet to a point; thence run south 27 degrees 22 minutes 29 seconds west for a distance of 134.72 feet to a point; thence run north 58 degrees 00 minutes 19 seconds west for a distance of 230.77 feet to a point; thence run north 74 degrees 44 minutes 17 seconds west for a distance of 62.65 feet to a point; thence run north 58 degrees 00 minutes 19 seconds west for a distance of 296.02 feet to a point; thence run north 71 degrees 47 minutes 39 seconds west for a distance of 206.42 feet to a point; thence run south 73 degrees 34 minutes 15 seconds west for a distance of 404.35 feet to a point; thence run south 47 degrees 49 minutes 08 seconds west for a distance of 567.96 feet to a point; thence run south 42 degrees 10 minutes 52 seconds east for a distance of 179.24 feet to a point; thence run south 52 degrees 18 minutes 35 seconds east for a distance of 60.95 feet to a point; thence run south 42 degrees 10 minutes 52 seconds east for a distance of 140.00 feet to a point;

EXHIBIT A PAGE 2 OF 4

thence run south 3 degrees 07 minutes 35 seconds east for a distance of 217.00 feet to a point; thence run south 78 degrees 49 minutes 16 seconds west for a distance of 14.32 feet to a point; thence run south 30 degrees 37 minutes 49 seconds west for a distance of 58.56 feet to a point; thence run south 2 degrees 46 minutes 04 seconds east for a distance of 53.59 feet to a point; thence run south 62 degrees 43 minutes 38 seconds east for a distance of 44.02 feet to a point; thence run south 4 degrees 20 minutes 51 seconds east for a distance of 21.22 feet to a point; thence run south 68 degrees 43 minutes 32 seconds west for a distance of 257.95 feet to a point; thence run south 31 degrees 19 minutes 06 seconds west for a distance of 737.79 feet to a point; thence run south 1 degree 46 minutes 25 seconds east for a distance of 184.44 feet to a point; thence run south 40 degrees 38 minutes 27 seconds east for a distance of 185.18 feet to a point; thence run north 58 degrees 40 minutes 17 seconds east for a distance of 200.00 feet to a point on a curve to the right having a central angle of 29 degrees 57 minutes 36 seconds and a radius of 310.96 feet and a radial bearing in of north 58 degrees 40 minutes 17 seconds east; thence run in a northwesterly direction along the arc of said curve for a distance of 162.60 feet to a point; thence run north 88 degrees 37 minutes 53 seconds east for a distance of 254.17 feet to a point; thence run north 37 degrees 44 minutes 31 seconds east for a distance of 60.96 feet to a point; thence run north 80 degrees 10 minutes 32 seconds east for a distance of 90.68 feet to a point; thence run south 62 degrees 22 minutes 06 seconds east for a distance of 85.08 feet to a point; thence run south 48 degrees 51 minutes 25 seconds east for a distance of 58.43 feet to a point; thence run south 25 degrees 31 minutes 59 seconds east for a distance of 20.56 feet to a point; thence run north 64 degrees 28 minutes 01 seconds east for a distance of 392.86 feet to a point; thence run south 25 degrees 31 minutes 59 seconds east for a distance of 60.00 feet to the point of beginning. Said parcel containing 73.44 acres more or less.

LESS & EXCEPT Lake #4 being more particularly described as follows:

Commence at an iron found locally accepted to be the southwest corner of said Section 4, thence run south 89 degrees 43 minutes 49 seconds east for a distance of 2,314.95 feet to a point; thence run north 2 degrees 17 minutes 38 seconds west for a distance of 103.10 feet to a point; thence run north 0 degrees 36 minutes 38 seconds east for a distance of 368.84 feet to a point; thence run north 30 degrees 27 minutes 58 seconds east for a distance of 320.26 feet to a point; thence run north 25 degrees 31 minutes 59 seconds west for a distance of 260.00 feet to the point of beginning of said Lake #4; thence run north 64 degrees 28 minutes 01 seconds east for a distance of 352.33 feet to a point; thence run north 25 degrees 31 minutes 59 seconds west for a distance of 13.36 feet to a point; thence run north 7 degrees 35 minutes 38 seconds west for a distance of 73.94 feet to a point; thence run north 5 degrees 31 minutes 31 seconds east for a distance of 94.87 feet to a point; thence run north 9 degrees 35 minutes 13 seconds west for a distance of 55.19 feet to a point; thence run north 2 degrees 14 minutes 18 seconds west for a distance of 31.97 feet to a point; thence run north 7 degrees 11 minutes 30 seconds east for a distance of 28.81 feet to a point; thence run north 25 degrees 20 minutes 09 seconds east for a distance of 61.89 feet to a point; thence run north 5 degrees 09 minutes 07 seconds west for a distance of 45.83 feet to a point; thence run north 5 degrees 55 minutes 37 seconds east for a distance of 177.71 feet to a point; thence run north 14 degrees 10 minutes 18 seconds east for a distance of 33.52 feet to a point; thence run north 20 degrees 00 minutes 54 seconds east for a distance of 53.14 feet to a point; thence run north 4 degrees 16 minutes 29 seconds east for a distance of 88.09 feet to a point; thence run north 13 degrees 08 minutes 21 seconds east for a distance of 45.68 feet to a point; thence run north 19 degrees 40 minutes 33 seconds east for a distance of 54.35 feet to a point; thence run north 18 degrees 41 minutes 53 seconds east for a distance of 69.98 feet to a point; thence run north 33 degrees 06 minutes 53

EXHIBIT A-PAGE 3 OF 4

seconds west for a distance of 22.04 feet to a point; thence run south 38 degrees 41 minutes 01 seconds west for a distance of 44.30 feet to a point; thence run north 49 degrees 20 minutes 41 seconds west for a distance of 30.78 feet to a point; thence run south 73 degrees 38 minutes 16 seconds west for a distance of 79.04 feet to a point; thence run south 7 degrees 04 minutes 51 seconds east for a distance of 46.15 feet to a point; thence run south 13 degrees 32 minutes 54 seconds east for a distance of 37.00 feet to a point; thence run south 85 degrees 22 minutes 58 seconds west for a distance of 35.42 feet to a point; thence run north 78 degrees 23 minutes 58 seconds west for a distance of 29.64 feet to a point; thence run north 62 degrees 24 minutes 14 seconds west for a distance of 36.51 feet to a point; thence run south 67 degrees 39 minutes 15 seconds west for a distance of 27.21 feet to a point; thence run south 33 degrees 24 minutes 03 seconds east for a distance of 57.44 feet to a point; thence run south 28 degrees 54 minutes 27 seconds east for a distance of 37.81 feet to a point; thence run south 42 degrees 30 minutes 58 seconds west for a distance of 85.89 feet to a point; thence run south 6 degrees 40 minute 33 seconds west for a distance of 42.55 feet to a point; thence run south 26 degrees 27 minutes 11 seconds west for a distance of 61.79 feet to a point; thence south 15 degrees 19 minutes 39 seconds west for a distance of 34.60 feet to a point; thence run south 33 degrees 04 minutes 51 seconds west for a distance of 81.03 feet to a point; thence run south 55 degrees 53 minutes 52 seconds west for a distance of 45.84 feet to a point; thence run south 72 degrees 38 minutes 17 seconds west for a distance of 50.78 feet to a point; thence run south 57 degrees 55 minutes 30 seconds west for a distance of 63.67 feet to a point; thence run south 47 degrees 06 minutes 36 seconds west for a distance of 58.15 feet to a point; thence run north 74 degrees 49 minutes 07 seconds west for a distance of 27.36 feet to a point; thence run north 59 degrees 52 minutes 28 seconds west for a distance of 44.89 feet to a point; thence run north 54 degrees 36 minutes 14 seconds west for a distance of 39.52 feet to a point; thence run north 49 degrees 10 minutes 39 seconds west for a distance of 61.09 feet to a point; thence run north 79 degrees 57 minutes 11 seconds west for a distance of 46.44 feet to a point; thence run north 67 degrees 26 minutes 11 seconds west for a distance of 31.30 feet to a point; thence run north 86 degrees 58 minutes 43 seconds west for a distance of 52.61 feet to a point; thence run north 63 degrees 03 minutes 33 seconds west for a distance of 29.83 feet to a point; thence run north 29 degrees 51 minutes 51 seconds west for a distance of 40.01 feet to a point; thence run north 18 degrees 34 minutes 08 seconds west for a distance of 49.86 feet to a point; thence run north 47 degrees 57 minutes 40 seconds west for a distance of 31.05 feet to a point; thence run north 38 degrees 36 minutes 01 seconds west for a distance of 44.07 feet to a point; thence run north 1 degrees 53 minutes 41 seconds east for a distance of 23.31 feet to a point; thence run south 78 degrees 49 minutes 16 seconds west for a distance of 28.64 feet to a point; thence run south 30 degrees 37 minutes 49 seconds west for a distance of 58.56 feet to a point; thence run south 2 degrees 46 minutes 04 seconds east for a distance of 53.59 feet to a point; thence run south 62 degrees 43 minutes 38 seconds east for a distance of 44.02 feet to a point; thence run south 4 degrees 20 minutes 51 seconds east for a distance of 21.22 feet to a point; thence run south 25 degrees 17 minutes 06 seconds east for a distance of 66.47 feet to a point; thence run south 68 degrees 50 minutes 34 seconds east for a distance of 48.16 feet to a point; thence run north 48 degrees 41 minutes 44 seconds west for a distance of 18.86 feet to a point; thence run south 54 degrees 22 minutes 43 seconds east for a distance of 23.46 feet to a point; thence run south 20 degrees 31 minutes 12 seconds east for a distance of 30.71 feet to a point; thence run south 14 degrees 59 minutes 13 seconds east for a distance of 38.55 feet to a point; thence run south 32 degrees 06 minutes 04 seconds east for a distance of 28.96 feet to a point; thence run south 18 degrees 45 minutes 31 seconds east for a distance of 59.52 feet to a point; thence run south 44 degrees 50 minutes 07 seconds east for a distance of 30.66

EXHIBIT A - PAGE 4 OF 4

feet to a point; thence run south 35 degrees 31 minutes 50 seconds east for a distance of 37.76 feet to a point; thence run south 29 degrees 55 minutes 28 seconds east for a distance of 29.70 feet to a point; thence run south 3 degrees 38 minutes 26 seconds west for a distance of 96.32 feet to a point; thence run south 9 degrees 08 minutes 27 seconds east for a distance of 40.51 feet to a point; thence run south 31 degrees 13 minutes 46 seconds west for a distance of 40.16 feet to a point; thence run south 24 degrees 03 minutes 26 seconds west for a distance of 39.27 feet to a point; thence run south 10 degrees 55 minutes 40 seconds west for a distance of 38.20 feet to a point; thence run south 0 degrees 28 minutes 21 seconds west for a distance of 37.53 feet to a point; thence run south 3 degrees 41 minutes 10 seconds west for a distance of 62.28 feet to a point; thence run south 21 degrees 43 minutes 27 seconds west for a distance of 57.90 feet to a point; thence run south 49 degrees 10 minutes 08 seconds west for a distance of 33.82 feet to a point; thence run south 18 degrees 46 minutes 29 seconds west for a distance of 39.09 feet to a point; thence run south 48 degrees 51 minutes 25 seconds east for a distance of 58.43 feet to a point; thence run south 25 degrees 31 minutes 59 seconds east for a distance of 20.56 feet to a point; thence run north 64 degrees 28 minutes 01 seconds east for a distance of 392.86 feet to the point of beginning. Said Lake #4 containing 11.34 acres more or less.

This deed is being executed for the purpose of conveying certain additional property to Highland Lakes Development, Ltd.; However this legal incorporates certain property that has heretofore been conveyed by deed instrument number 1993-15703, dated May 28, 1993, recorded in the office of Judge of Probate, Shelby County, Alabama.

154.00
17.50
6.00

177.50

04/04/1996-10926
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
007 MCD 178.50

Inst # 1996-10926

104094AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
007 MCD 178.50