

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

VALUE
\$ 224,940.00

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 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 May 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

Inst # 1996-10927

04/04/1996-10927
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 MCD 249.00

Jackie M. Harris
Witness

CLAYTON I. SWEENEY, ATTORNEY AT LAW

Inst # 1996-10927

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 May, 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 A PAGE 1 OF 3

A parcel of land to be known as Highland Lakes 2nd Sector situated in Sections 4 and 9, 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 northwest corner of said Section 9, thence run south 89 degrees 43 minutes 49 seconds east for a distance of 1,346.93 feet to the point of beginning; thence run south 1 degree 57 minutes 38 seconds west for a distance of 88.68 feet to a point; thence run south 13 degrees 53 minutes 07 seconds west for a distance of 263.80 feet to a point; thence run south 8 degrees 58 minutes 51 seconds west for a distance of 107.76 feet to a point; thence run south 71 degrees 38 minutes 25 seconds west for a distance of 155.66 feet to a point on a curve to the right having a central angle of 4 degrees 57 minutes 30 seconds and a radius of 318.31 feet and a radial bearing in of North 71 degrees 38 minutes 25 seconds east; thence run in a northwesterly direction along the arc of said curve for a distance of 27.55 feet to a point; thence run south 76 degrees 35 minutes 56 seconds west for a distance of 260.00 feet to a point; thence run south 9 degrees 44 minutes 18 seconds east for a distance of 199.12 feet to a point; thence run south 8 degrees 06 minutes 28 seconds west for a distance of 657.48 feet to a point; thence run south 6 degrees 33 minutes 54 seconds east for a distance of 184.35 feet to a point; thence run south 83 degrees 26 minutes 06 seconds west for a distance of 12.29 feet to a point; thence run south 6 degrees 33 minutes 54 seconds east for a distance of 145.10 feet to a point; thence run south 24 degrees 56 minutes 22 seconds west for a distance of 336.13 feet to a point; thence run south 1 degree 38 minutes 00 seconds east for a distance of 390.38 feet to a point; thence run south 62 degrees 38 minutes 17 seconds east for a distance of 137.31 feet to a point on a curve to the right having a central angle of 24 degrees 01 minutes 36 seconds and a radius of 445.00 feet and a radial bearing in of 62 degrees 38 minutes 17 seconds east; thence run in a northeasterly direction along the arc of said curve for a distance of 186.61 feet to a point on a reverse curve to the left having a central angle of 83 degrees 16 minutes 47 seconds and a radius of 25.00 feet; thence run in a northeasterly direction along the arc of said curve for a distance of 36.34 feet to a point; thence run north 31 degrees 53 minutes 28 seconds west for a distance of 22.03 feet to a point on a curve to the right having a central angle of 64 degrees 01 minutes 27 seconds and a radius of 330.00 feet; thence run in a northeasterly direction along the arc of said curve for a distance of 368.75 feet to a point; thence run south 57 degrees 52 minutes 01 seconds east for a distance of 60.00 feet to a point on a curve to the left having a central angle of 12 degrees 43 minutes 57 seconds and a radius of 270.00 feet and a radial bearing in of south 57 degrees 52 minutes 01 seconds east; thence run in a southwesterly direction along the arc of said curve for a distance of 60.00 feet to a point; thence run south 70 degrees 35 minutes 58 seconds east for a distance of 194.17 feet to a point; thence run north 44 degrees 05 minutes 41 seconds east for a distance of 442.60 feet to a point; thence run north 0 degrees 28 minutes 47 seconds west for a distance of 44.10 feet to a point; thence run north 5 degrees 00 minutes 35 seconds east for a distance of 79.58 feet to a point; thence run north 37 degrees 44 minutes 47 seconds west for a distance of 117.27 feet to a point; thence run north 19 degrees 42 minutes 21 seconds west for a distance of 67.33 feet to a point; thence run north 19 degrees 55 minutes 03 seconds west for a distance of 94.17 feet to a point; thence run north 42 degrees 10 minutes 40 seconds east for a distance of 39.57 feet to a point; thence run north 23 degrees 12 minutes 43 seconds east for a distance of 24.42 feet to a point; thence run north 57 degrees 57 minutes 46 seconds east for a distance of 20.18 feet to a point; thence run north 6 degrees 19 minutes 06 seconds east for a distance of 68.46 feet to a point; thence run north 18 degrees 01 minutes 45 seconds west for a distance of 73.21 feet to a point; thence run north 30 degrees 38 minutes 35 seconds east for a distance of 75.00 feet to a point; thence run north 8 degrees 03 minutes 19 seconds east for a distance of 44.73 feet to a point; thence run north 55 degrees 55 minutes 06 seconds east for a distance of 28.75 feet to a point; thence run north 3 degrees 50 minutes 43 seconds east for a distance of 106.59 feet to a point; thence run north 34 degrees 23 minutes 07 seconds east for a distance of 31.74 feet to a

EXHIBIT A PAGE 2 OF 3

point; thence run south 82 degrees 20 minutes 04 seconds east for a distance of 30.00 feet to a point; thence run south 11 degrees 15 minutes 43 seconds east for a distance of 75.00 feet to a point; thence run south 13 degrees 48 minutes 36 seconds west for a distance of 66.01 feet to a point; thence run south 28 degrees 15 minutes 04 seconds east for a distance of 85.36 feet to a point; thence run south 5 degrees 41 minutes 07 seconds east for a distance of 100.00 feet to a point; thence run south 3 degrees 53 minutes 02 seconds west for a distance of 100.02 feet to a point; thence run south 19 degrees 08 minutes 04 seconds east for a distance of 87.38 feet to a point; thence run south 33 degrees 16 minutes 03 seconds east for a distance of 35.98 feet to a point; thence run south 20 degrees 44 minutes 39 seconds east for a distance of 95.28 feet to a point; thence run south 37 degrees 15 minutes 39 seconds east for a distance of 43.45 feet to a point; thence run north 86 degrees 31 minutes 25 seconds east for a distance of 42.74 feet to a point; thence run north 46 degrees 07 minutes 41 seconds east for a distance of 27.01 feet to a point; thence run north 61 degrees 53 minutes 47 seconds east for a distance of 12.65 feet to a point; thence run north 27 degrees 17 minutes 35 seconds east for a distance of 109.56 feet to a point; thence run south 71 degrees 11 minutes 51 seconds east for a distance of 16.00 feet to a point; thence run south 8 degrees 28 minutes 24 seconds east for a distance of 125.12 feet to a point; thence run south 18 degrees 36 minutes 28 seconds east for a distance of 59.65 feet to a point; thence run south 25 degrees 28 minutes 44 seconds east for a distance of 55.17 feet to a point; thence run south 67 degrees 32 minutes 38 seconds east for a distance of 43.00 feet to a point; thence run north 42 degrees 43 minutes 03 seconds east for a distance of 28.54 feet to a point; thence run north 27 degrees 18 minutes 46 seconds east for a distance of 145.00 feet to a point; thence run north 8 degrees 29 minutes 24 seconds east for a distance of 126.04 feet to a point; thence run north 20 degrees 21 minutes 58 seconds east for a distance of 247.96 feet to a point; thence run north 22 degrees 00 minutes 54 seconds east for a distance of 151.16 feet to a point; thence run north 20 degrees 29 minutes 17 seconds east for a distance of 59.72 feet to a point; thence run north 25 degrees 46 minutes 25 seconds east for a distance of 43.58 feet to a point; thence run north 2 degrees 00 minutes 25 seconds west for a distance of 34.48 feet to a point; thence run north 52 degrees 34 minutes 00 seconds east for a distance of 34.72 feet to a point; thence run north 20 degrees 46 minutes 07 seconds east for a distance of 96.34 feet to a point; thence run north 7 degrees 42 minutes 43 seconds east for a distance of 118.37 feet to a point; thence run north 16 degrees 14 minutes 36 seconds east for a distance of 117.47 feet to a point; thence run north 11 degrees 52 minutes 00 seconds east for a distance of 81.40 feet to a point; thence run north 5 degrees 56 minutes 42 seconds east for a distance of 62.74 feet to a point; thence run north 27 degrees 35 minutes 34 seconds west for a distance of 84.14 feet to a point; thence run north 3 degrees 58 minutes 37 seconds east for a distance of 65.04 feet to a point; thence run north 26 degrees 22 minutes 18 seconds east for a distance of 57.17 feet to a point; thence run north 48 degrees 54 minutes 33 seconds east for a distance of 25.00 feet to a point; thence run north 54 degrees 54 minutes 50 seconds east for a distance of 25.75 feet to a point; thence run north 2 degrees 17 minutes 38 seconds west for a distance of 326.59 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 a point; thence run south 64 degrees 28 minutes 01 seconds west for a distance of 392.86 feet to a point; thence run north 25 degrees 31 minutes 59 seconds west for a distance of 20.56 feet to a point; thence run north 48 degrees 51 minutes 25 seconds west for a distance of 58.43 feet to a point; thence run north 62 degrees 22 minutes 06 seconds west for a distance of 85.08 feet to a point; thence run south 80 degrees 10 minutes 32 seconds west for a distance of 90.68 feet to a point; thence run south 37 degrees 44 minutes 31 seconds west for a distance of 60.98 feet to a point; thence run south 88 degrees 37 minutes 53 seconds west for a distance of 254.17 feet to a point on a curve to the left 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 88 degrees 37 minutes 53 seconds east; thence run in a

EXHIBIT A PAGE 3 OF 3

southeasterly direction along the arc of said curve for a distance of 162.60 feet to a point; thence run south 58 degrees 40 minutes 17 seconds west for a distance of 200.00 feet to a point; thence run south 14 degrees 35 minutes 57 seconds east for a distance of 140.12 feet to a point; thence run south 24 degrees 57 minutes 05 seconds west for a distance of 268.96 feet to a point on a curve to the left having a central angle of 7 degrees 08 minutes 10 seconds and a radius of 473.17 feet and a radial bearing of north 24 degrees 05 minutes 18 seconds east; thence run in a southeasterly direction along the arc of said curve for a distance of 58.93 feet to a point; thence run south 1 degree 57 minutes 38 seconds west for a distance of 177.06 feet to the point of beginning. Said parcel containing 68.23 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.

**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.

15.00
6.00
227.00
249.00

Inst # 1996-10927

04/04/1996-10927
10:04 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
006 MCD 249.00