

This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East
Suite 290E
Birmingham, AL 35223

Send Tax Notice to:
Eddleman Properties, Inc.
2700 Highway 280 East
Suite 325
Birmingham, Alabama 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED FIFTY-SIX THOUSAND SIX HUNDRED EIGHTY-SIX AND 95/100 DOLLARS (\$256,686.95) and other good and valuable consideration, paid to the undersigned grantor, **HIGHLAND LAKES PROPERTIES, LTD.**, an Alabama Limited Partnership, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **HIGHLAND LAKES PROPERTIES, LTD.**, an Alabama Limited Partnership, (hereinafter referred to as "Grantor") does by these presents, grant, bargain, sell and convey unto **HIGHLAND LAKES DEVELOPMENT, LTD.**, an Alabama Limited Partnership, (hereinafter referred to as "Grantee"), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

EXHIBIT "A" IS ATTACHED HERETO AND MADE A PART
HEREOF.

Mineral and mining rights excepted.

The above property is conveyed subject to:

(i) All valid and enforceable easements, covenants, conditions and restrictions of record, including, without limitation, that certain Declaration of Easements and Master Protective Covenants recorded in Instrument #1994-07111, in the Office of the Judge of Probate of Shelby County, Alabama and all amendments thereto, (ii) the lien of ad valorem and similar taxes (but not including "rollback" taxes) for 1996 and subsequent years, and (iii) all matters that would be revealed by a current and accurate physical survey of the subject property.

By its acceptance of this deed, Grantee hereby covenants and agrees for itself and its successors, assigns, licensees, lessees, employees and agents that Grantor shall not be liable for, and no action shall be asserted against Grantor for, loss or damage on account of injuries to the Property or to any buildings, improvements, or structures now or hereafter located upon the Property, or on account of injuries to any owner, occupant, or other person in or upon the Property, which are caused by, or arise as a result of, past or future soil and/or subsurface conditions, known or unknown, (including, without limitation, sinkholes, underground mines, and limestone formations) under or on the Property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the Property. For purposes of this paragraph the term Grantor shall mean and refer to (i) the partners, agents, and employees of Grantor; (ii) the officers, directors, employees and agents of Grantor or trustees thereof; (iii) any successors or assigns of Grantor; and (iv) any successors and assigns of Grantor's interest in the Property. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, limited partnerships, corporations, or other entities holding under or through the Grantee.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

03706/1998-0777
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOA MLL 273.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

1110-8661
1051

IN WITNESS WHEREOF, Highland Lakes Properties, Ltd., an Alabama Limited Partnership has caused this statutory warranty deed to be executed by its duly authorized officer this 27th day of February, 1998.

GRANTOR:

HIGHLAND LAKES PROPERTIES, LTD.,
an Alabama Limited Partnership,
EDDLEMAN PROPERTIES, INC., its
General Partner


BY


Douglas D. Eddleman
ITS: President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as President of Eddleman Properties, Inc., General Partner of Highland Lakes Properties, Ltd., is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, 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 as aforesaid.

27th Given under my hand and office seal of office this the
day of February, 1998.


Notary Public

My Commission Expires: 5-25-99

HIGHLAND LAKES
8TH SECTOR

EXHIBIT A
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Highland Lakes 8th Sector

A parcel of land situated in Section 4 and Section 9, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 4 thence run in an easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 984.64 feet to a point on the East line of Lot 229 Highland Lakes 2nd Sector as recorded in Map Book 20, on Page 150, in the Office of the Judge of Probate, Shelby County, Alabama, and also being the point of beginning; thence turn an angle to the right of $87^{\circ}26'09''$ and run in a southeasterly direction along the East line of said Lot 229 and also along the East line of Lot 228 in said Highland Lakes 2nd Sector for a distance of 54.16 feet to a point; thence turn an angle to the left of $92^{\circ}10'17''$ and run in a northeasterly direction for a distance of 231.68 feet to a point; thence turn an angle to the right of $90^{\circ}00'00''$ and run in a southeasterly direction for a distance of 92.52 feet to a point on a curve to the left having a radius of 445.00 feet and a central angle of $28^{\circ}24'02''$; thence run along the arc of said curve in a southeasterly direction for a distance of 220.58 feet to a point; thence turn an angle to the right of $90^{\circ}00'00''$ from the tangent of last stated curve and run in a southwesterly direction for a distance of 289.78 feet to a point; thence turn an angle to the left of $67^{\circ}53'05''$ and run in a southeasterly direction for a distance of 80.06 feet to a point; thence turn an angle to the left of $92^{\circ}14'04''$ and run in a northeasterly direction for a distance of 152.57 feet to a point; thence turn an angle to the right of $52^{\circ}57'23''$ and run in a southeasterly direction for a distance of 253.56 feet to a point; thence turn an angle to the left of $90^{\circ}00'00''$ and run in a northeasterly direction for a distance of 4.62 feet to a point; thence turn an angle to the right of $90^{\circ}00'00''$ and run in a southeasterly direction for a distance of 162.32 feet to a point; thence turn an angle to the left of $18^{\circ}38'45''$ and run in a southeasterly direction for a distance of 272.41 feet to a point; thence turn an angle to the right of $49^{\circ}16'40''$ and run in a southeasterly direction for a distance of 244.52 feet to a point; thence turn an angle to the right of $46^{\circ}09'45''$ and run in a southwesterly direction for a distance of 213.60 feet to a point; thence turn an angle to the left of $11^{\circ}52'34''$ and run in a southwesterly direction for a distance of 561.67 feet to an iron pin found at the Northwest corner of Lot 709 Highland Lakes 7th Sector as recorded in Map Book 20, on Page 58C, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of $90^{\circ}00'00''$ and run in a southeasterly direction along the Northeast line of said Lot 709 for a distance of 220.00 feet to an iron pin found on the Northwest right-of-way line of Highland Park Drive as recorded in said Highland Lakes 7th Sector; thence turn an angle to the left of $90^{\circ}00'00''$ and run in a northeasterly direction along said Northwest right-of-way line for a distance of 90.66 feet to a point; thence turn an angle to the right of $90^{\circ}00'00''$ and run in a southeasterly direction crossing said Highland Park Drive and along the Northeast line of Lot 710 in said Highland Lakes 7th Sector for a distance of 254.16 feet to an iron pin found; thence turn an angle to the left of $91^{\circ}57'09''$ and run in a northeasterly direction for a distance of 526.19 feet to a point; thence turn an angle to the right of $15^{\circ}16'03''$ and run in a northeasterly direction for a distance of 188.88 feet to a point on a curve to the left having a radius of 520.00 feet and a central angle of $4^{\circ}43'05''$; thence run along the arc of said curve in a southeasterly direction for a distance of 42.82 feet to a point; thence turn an angle to the left of $90^{\circ}00'00''$ from the tangent of last stated curve and run in a northeasterly direction for a distance of 273.90 feet to a point; thence turn an angle to the left of $82^{\circ}25'52''$ and run in a northwesterly direction for a distance of 213.59 feet to a point; thence turn an angle to the right of $19^{\circ}13'18''$ and run in a northwesterly direction for a distance of 220.00 feet to a point; thence turn an angle to the right of $38^{\circ}59'01''$ and run in a northwesterly direction for a distance of 75.71 feet to a point; thence turn an angle to the left of $11^{\circ}24'15''$ and run in a northwesterly direction for a distance of 174.01 feet to a point; thence turn an angle to the left of $87^{\circ}26'19''$ and run in a southwesterly direction for a distance of 140.00 feet to a point; thence turn an angle to the right of $90^{\circ}00'00''$ and run in a northwesterly direction for a distance of 30.00 feet to a point; thence turn an angle to the left of $90^{\circ}00'00''$ and run in a southwesterly direction for a distance of 200.00 feet to a point; thence turn an angle to the right of

EXHIBIT A"
PAGE 2 of 2

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Highland Lakes 8th Sector

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53°09'37" and run in a northwesterly direction for a distance of 302.82 feet to a point; thence turn an angle to the right of 20°28'29" and run in a northwesterly direction for a distance of 188.47 feet to a point; thence turn an angle to the right of 21°28'55" and run in a northwesterly direction for a distance of 436.50 feet to a point; thence turn an angle to the right of 32°46'08" and run in a northeasterly direction for a distance of 198.43 feet to a point; thence turn an angle to the left of 23°41'53" and run in a northeasterly direction for a distance of 481.42 feet to a point on the Southeast line of Lot 302 Amended Map of Highland Lakes 3rd Sector Phase I as recorded in Map Book 21, on Page 124, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 111°00'39" and run in a southwesterly direction along the Southeast line of said Lot 302 and also along the Southeast line of Lot 301 Highland Lakes 3rd Sector Phase II as recorded in Map Book 22, on Page 37, in the Office of the Judge of Probate, Shelby County, Alabama, and also crossing an unnamed private road in said Highland Lakes 3rd Sector Phase II for a distance of 280.00 feet to a point on a curve to the left having a radius of 391.35 feet and a central angle of 9°07'39"; thence run along the arc of said curve in a northwesterly direction for a distance of 62.34 feet to a point; thence run tangent to last stated curve in a northwesterly direction for a distance of 38.35 feet to a point on a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00"; thence run along the arc of said curve in a northwesterly direction for a distance of 39.27 feet to a point on the Southwest right-of-way line of Highland Lakes Trail as recorded in said Highland Lakes 3rd Sector Phase I; thence run tangent to last stated curve in a southwesterly direction for a distance of 179.14 feet to an iron pin found on the Northeast corner of Lot 253 in said Highland Lakes 2nd Sector; thence turn an angle to the left of 90°00'00" and run in a southeasterly direction along the Northeast line of said Lot 253 for a distance of 200.00 feet to an iron pin found on the Southeast corner of said Lot 253; thence turn an angle to the right of 55°59'57" and run in a southwesterly direction along the Southeast line of said Lot 253 and Lot 252 in said Highland Lakes 3rd Sector Phase I for a distance of 320.26 feet to an iron pin found at the Southwest corner of said Lot 252; thence turn an angle to the left of 29°51'20" and run in a southwesterly direction along the East line of Lots 231, 230, and 229 in said Highland Lakes 2nd Sector for a distance of 368.84 feet to an iron pin found on the East line of said Lot 229; thence turn an angle to the left of 2°54'16" and run in a southeasterly direction for a distance of 103.10 feet to the point of beginning. Said parcel containing 33.22 acres more or less.

Inst # 1998-07777

03/06/1998-07777
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MEL 273.00