

This instrument was prepared by:
Clayton T. Sweeney, Attorney

2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
WEEKS ENGINEERING CONSTRUCTION
& CONSULTING, LLC
1649 Wingfield Drive
Birmingham, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

03/16/1998-08995
10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 451 61.50

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY-THREE THOUSAND DOLLARS AND NO/100's (\$53,000.00)** to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, DALE J. BENOS and wife, KIMBERLEE W. BENOS, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto **WEEKS ENGINEERING CONSTRUCTION & CONSULTING, LLC** (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama:

Lot 518, according to the Survey of Highland Lakes, 5th Sector, Phase II, an Eddleman Community, as recorded in Map Book 19, Page 3 A & B, in the Probate Office of Shelby County, Alabama: being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 5th Sector, recorded as Instrument #1994-31018 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to:

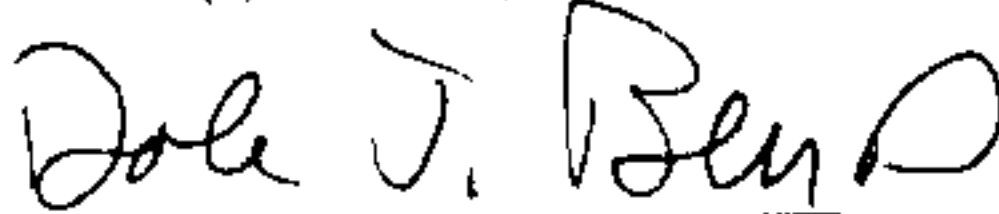
Ad valorem taxes for 1998 and subsequent years thereafter, including any "roll-back taxes", not yet due and payable until October 1, 1998.

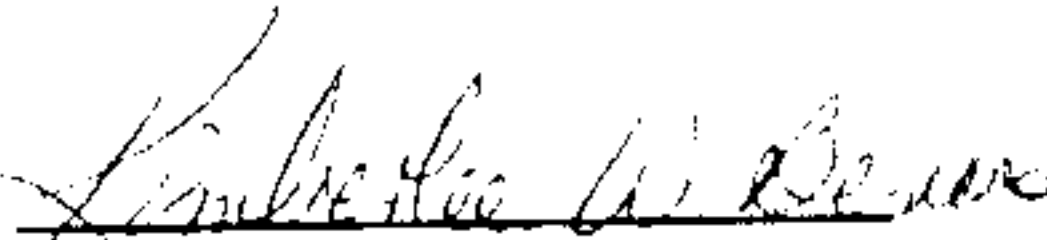
Existing covenants and restrictions acknowledged by GRANTEE, easements, building lines and limitations of record.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 29th day of January, 1998.

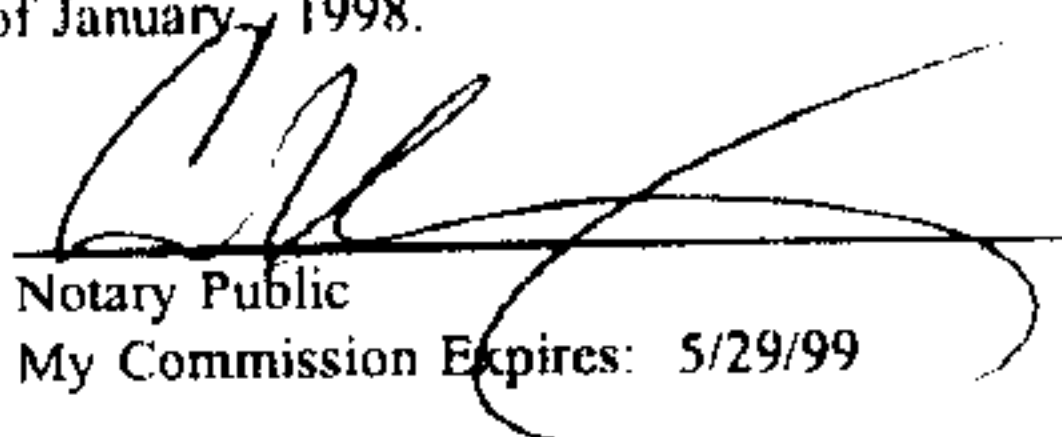

DALE J. BENOS


KIMBERLEE W. BENOS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, DALE J. BENOS and KIMBERLEE W. BENOS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal of office this 29th day of January, 1998.


Notary Public
My Commission Expires: 5/29/99

CLAYTON T. SWEENEY, ATTORNEY AT LAW

1998-08995