

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

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

SEND TAX NOTICE TO:
HIGHLAND LAKES
DEVELOPMENT, LTD.

Inst # 1999-27001

06/28/1999-27001

01:44 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CRH

118.50

Warranty Deed

STATE OF ALABAMA}
SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED TEN THOUSAND Dollars and No/100's (\$110,000.00) to the undersigned grantor or grantors, BARRY JAMES ROWLAND and wife SHARON COLLEEN ROWLAND, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto HIGHLAND LAKES DEVELOPMENT, LTD. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Lot 376, according to the Map of Highland Lakes, 3rd Sector, Phase IV, an Eddleman Community, as recorded in Map Book 23, Page 165, in the Probate Office of Shelby County, Alabama.

Together with non exclusive 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 and amended in Instrument #1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, Phase IV, recorded as Instrument #1998-29632 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 1999 and subsequent years not yet due and payable until October 1, 1999.
Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD Unto the said GRANTEE his, her or their heirs and assigns, forever..

And I/we do for myself/ourselves, and for my/our heirs, executors and administrators, covenant with said GRANTEE their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs 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 3rd day of June, 1999.


BARRY JAMES ROWLAND


SHARON COLLEEN ROWLAND

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BARRY JAMES ROWLAND and SHARON COLLEEN ROWLAND, 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3rd day of June, 1999.


Notary Public

My Commission Expires: 6/5/03

CLAYTON T. SWEENEY, ATTORNEY AT LAW