

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 TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, 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.

Inst # 1999-31093

07/26/1999-31093  
02:25 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CMH 164.00

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 18th 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.

Given under my hand and office seal of office this the 18th day of February, 1999.

  
Notary Public

My Commission Expires: 8-27-1999

HIGHLAND LAKES  
16th SECTOR

### Highland Lakes 16<sup>th</sup> Sector

A parcel of land being known as Highland Lakes 16<sup>th</sup> Sector as record in Map Book 25 on Page 49 in the Office of the Judge of Probate, Shelby County, Alabama and being situated in Section 9, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

Commence at the SW corner of said Section 9; thence run in a Northeasterly direction for a distance of 3,117.49 feet to an iron pin found at the point of beginning, said point of beginning being at the SW corner of Lot 753 of Highland Lakes 7<sup>th</sup> Sector as recorded in Map Book 20 on Page 58-C in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 13 degrees, 44 minutes, 59 seconds and run in a Northeasterly direction along the NW line of Lots 753- 749 in said Highland Lakes 7<sup>th</sup> Sector for a distance of 550.00 feet to an iron pin found at the SW corner of Lot 748 in said Highland Lakes 7<sup>th</sup> Sector; thence turn an angle to the right of 0 degrees, 10 minutes, 39 seconds and run in a Northeasterly direction along the NW line of said Lot 748 for a distance of 175.46 feet to an iron pin found on the South right-of-way line of Highland Lakes Drive in said Highland Lakes 7<sup>th</sup> Sector; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction along said South right-of-way line for a distance of 244.06 feet to a point on a curve to the left having a central angle of 6 degrees, 24 minutes, 11 seconds and a radius of 663.97 feet; thence run in a Northwesterly direction along said South right-of-way line and also along arc of said curve for a distance of 74.20 feet to an iron pin set; thence turn an angle to the left from the chord of last stated curve of 60 degrees, 25 minutes, 57 seconds and run in a Southwesterly direction for a distance of 274.70 feet to an iron pin set; thence turn an angle to the left of 40 degrees, 04 minutes, 47 seconds and run in a Southwesterly direction for a distance of 194.23 feet to an iron pin set; thence turn an angle to the right of 13 degrees, 42 minutes, 48 seconds and run in a Southwesterly direction for a distance of 652.03 to an iron pin set; thence turn an angle to the left of 10 degrees, 02 minutes, 36 seconds and run in a Southwesterly direction for a distance of 541.43 feet to an iron pin set; thence turn an angle to the left of 31 degrees, 56 minutes, 08 seconds and run in a Southeasterly direction for a distance 129.74 feet to an iron pin set; thence turn an angle to the right of 21 degrees, 45 minutes, 48 seconds and run in a Southwesterly direction for a distance of 498.90 feet to an iron pin set; thence turn an angle to the left of 90 degrees, 00 minutes, 44 seconds and run in a Southeasterly direction for a distance of 182.85 feet to an iron pin set; thence turn an angle to the right of 37 degrees, 07 minutes, 02 seconds and run in a Southeasterly direction for a distance 76.73 feet to an iron pin set; thence turn an angle to the left of 40 degrees, 02 minutes, 43 seconds and run in a Southeasterly direction for a distance 152.62 feet to an iron pin set; thence turn an to the left of 85 degrees, 18 minutes, 03 seconds and run in a Northeasterly direction for a distance of 300.98 feet to an iron pin set; thence turn an angle to the right of 23 degrees, 30 minutes, 57 seconds and run in a Northeasterly direction for a distance of 60.19 feet to an iron pin set; thence turn an angle to the right of 9 degrees, 09 minutes, 08 seconds and run in a Northeasterly direction for a distance of 69.08 feet to an iron pin found at the SW corner of Lot 1509 of Highland Lakes 15<sup>th</sup> Sector as recorded in Map Book 23 on Page 133 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction along the SW line of said Lot 1509 for a distance of 160.00 feet to the NW corner of said Lot 1509; thence continue along last stated course, crossing Highland Park Drive as recorded in said Highland Lakes 15<sup>th</sup> Sector for a distance 60.00 feet to a point; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction along the NW right-of-way of said Highland Park Drive for a distance of 40.00 feet to the SW corner of Lot 1508 in said Highland Lakes 15<sup>th</sup> Sector; thence turn an angle the left of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction along the SW line of said Lot 1508 for a distance of 160.00 feet to the SW corner of Lot 1507 in said Highland Lakes 15<sup>th</sup> Sector; thence turn an angle to the left of 34 degrees, 59 minutes, 48 seconds and run in a Northwesterly direction along the SW line of said Lot 1507 for a distance of 227.75 feet to the NW corner of said Lot 1507; thence turn an angle to the right of 150 degrees, 34 minutes, 48 seconds and run in a Northeasterly direction along the NW line of said Lot 1507 for a distance of 348.63 feet to the NE corner of said Lot 1507, said corner being on the West right-of-way line of Highland Park Circle in said Highland Lakes 15<sup>th</sup> Sector, said corner also being on a curve to the right having a central angle of 6 degrees, 00 minutes, 07 seconds and a radius of 396.04 feet; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds to the tangent of said curve and run in a Northwesterly direction along the arc of said curve and also along said West right-of-way line for a distance of 41.49 feet to a point; thence turn an angle from the tangent of last stated curve to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction crossing said Highland Lakes Circle and along the NW line of Lot 1506 in said Highland Lakes 15<sup>th</sup> Sector for a distance of 153.67 feet to the SW corner of Lot 1505 in said Highland Lakes 15<sup>th</sup> Sector; thence turn an angle to the left of 45 degrees, 58 minutes, 26 seconds and run in a Northeasterly direction along the NW line of Lots 1505-1501 in said Highland Lakes 15<sup>th</sup> Sector for a distance of 495.49 feet the point of beginning. Said parcel containing 18.41 acres, more or less.

Inst # 1999-31093

07/26/1999-31093  
02:25 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CRH 164.00