

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, AL 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

1,000⁰⁰
KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (\$10.00) 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 RESIDENTIAL ASSOCIATION, INC.**, an Alabama Corporation (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, (ii) the lien of ad valorem and similar taxes (but not including "rollback" taxes) for 1999 and subsequent years, and (iii) all matters that would be revealed by a current and accurate physical survey of the subject property.

This conveyance is made with the express reservation and condition that by acceptance of this deed, the Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees, hereby release and forever discharge Grantor, its successors and assigns, from any and all liability, claims and causes of action whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over lands herein conveyed, as the case may be, which are caused by, or arise as a result of, past or future soil, subsoil or other conditions (including without limitation, sinkholes, underground mines, and limestone formations) under or on the Property, whether contiguous or non-contiguous. The Grantee(s) agree(s) that he (she) (they) is (are) acquiring the Property "AS IS", without any representation or warranty on the part of Grantor other than as to title. Further, the Grantee, its successors and assigns hereby acknowledges that the Grantor shall not be liable for and no action shall be asserted against Grantor in connection with any drainage easements, ditches or pipes or drainage problems associated therewith and that Grantee has inspected the same and accepts the property along with all drainage easements, ditches or pipes in its present "AS IS" condition. 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 general partners of Grantor or partners 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 Grantee.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns, forever.

07/26/1999-31094
02:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
804 CM 10.00

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly
authorized officer this 15 day of July, 1999.

GRANTOR:

HIGHLAND LAKES PROPERTIES, LTD.

an Alabama Limited Partnership

By: Eddleman Properties, Inc.

its General Partner

By: Douglas D. Eddleman
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., an Alabama Corporation, which is General Partner of Highland Lakes Properties, Ltd., an Alabama Limited Partnership, 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 of said limited partnership.

Given under my hand and official seal of office this the 15 day of
July, 1999.

[Signature]
NOTARY PUBLIC

My Commission expires: 6-5-2007

Highland Lakes 16th Sector Park

A parcel of land 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 Northeasterly direction for a distance of 3,117.49 feet to an iron pin found, said iron pin found being at the SW corner of Lot 753 of 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 13 degrees, 44 minutes, 59 seconds and run in a Northeasterly direction along the NW line of Lots 753-749 in said Highland Lakes 7th Sector a distance of 550.00 feet to an iron pin found at the SW corner of Lot 748 in said Highland Lakes 7th 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 7th 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 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 at the point of beginning; 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 feet 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 of 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 right of 89 degrees, 59 minutes, 16 seconds and run in a Northwesterly direction for a distance of 207.58 feet to a point; thence turn an angle to the right of 94 degrees, 09 minutes, 10 seconds and run in a Northeasterly direction for a distance of 16.21 feet to a point; thence turn an angle to the left of 14 degrees, 03 minutes, 47 seconds and run in a Northeasterly direction for a distance of 37.21 feet to a point; thence turn an angle to the right of 09 degrees, 14 minutes, 25 seconds and run in a Northeasterly direction for a distance of 40.38 feet to a point; thence turn an angle to the right of 2 degrees, 36 minutes, 43 seconds and run in a Northeasterly direction for distance of 44.53 feet to a point; thence turn an angle to the right of 2 degrees, 51 minutes, 30 seconds and run in a Northeasterly direction for a distance of 66.28 feet to a point; thence turn an angle to the left of 3 degrees, 51 minutes, 27 seconds and run in a Northeasterly direction for a distance of 107.90 feet to a point; thence turn an angle to the left of 5 degrees, 22 minutes, 59 seconds and run in a Northeasterly direction for a distance of 38.09 feet to a point; thence turn an angle to the right of 18 degrees, 07 minutes, 06 seconds and run in a Northeasterly direction for a distance of 32.05 feet to a point; thence turn an angle to the left of 24 degrees, 56 minutes, 08 seconds and run in a Northeasterly direction for a distance of 49.70 feet to a point; thence turn an angle to the left of 0 degrees, 04 minutes 54 seconds and run in a Northeasterly direction for a distance of 67.32 feet to a point; thence turn an angle to the right of 10 degrees, 52 minutes, 50 seconds and run in a Northeasterly direction for a distance of 53.13 feet to a point; thence turn an angle to the right of 6 degrees, 34 minutes, 20 seconds and run in a Northeasterly direction for a distance of 69.53 feet to a point; thence turn an angle to the left of 3 degrees, 39 minutes, 36 seconds and run in a Northeasterly direction for a distance of 63.37 feet to a point; thence turn an angle to the right of 6 degrees, 34 minutes, 32 seconds and run in a Northeasterly direction for a distance of 62.01 feet to a point; thence turn an angle to the right of 11 degrees, 02 minutes, 38 seconds and run in a Northeasterly direction for a distance of 79.68 feet to a point; thence turn an angle to the right of 18 degrees, 18 minutes, 12 seconds and run in a Northeasterly direction for a distance of 17.12 feet to a point; thence turn an angle to the right of 25 degrees, 55 minutes 42 seconds and run in a Northeasterly direction for a distance of 67.09 feet to a point; thence turn an angle to the left of 92 degrees, 22 minutes, 32 seconds and run in a Northwesterly direction for a distance of 42.32 feet to a point; thence turn an angle to the left of 13 degrees, 37 minutes, 50 seconds and run in a Northwesterly direction for a distance of 24.05 feet to a point; thence turn an angle to the right of 54 degrees, 14 minutes, 12 seconds and run in a Northeasterly direction for a distance of 22.89 feet to a point; thence turn an angle to the left of 2 degrees, 09 minutes, 13 seconds and run in a Northeasterly direction for a 43.69 feet to a point; thence turn an angle to the left of 3 degrees, 30 minutes, 35 seconds and run in a Northeasterly direction for a distance of 117.82 feet to a point;

thence turn an angle to the right of 2 degrees, 12 minutes 16 seconds and run in a Northeasterly direction for a distance of 44.10 feet to a point; thence turn an angle to the right of 2 degrees, 23 minutes 36 seconds and run in a Northeasterly direction for a distance of 55.30 feet to a point; thence turn an angle to the right of 6 degrees, 28 minutes, 04 seconds and run in a Northeasterly direction for a distance of 120.89 feet to a point; thence turn an angle to the right of 0 degrees, 59 minutes, 23 seconds and run in a Northeasterly direction for a distance of 49.22 feet to a point; thence turn an angle to the right of 6 degrees, 19 minutes, 10 seconds and run in a Northeasterly direction for a distance of 86.03 feet to a point; thence turn an angle to the right of 9 degrees, 58 minutes, 36 seconds and run in a Northeasterly direction for a distance of 51.15 feet to a point; thence turn an angle to the left of 5 degrees, 38 minutes, 33 seconds and run in a Northeasterly direction for a distance of 66.39 feet to a point; thence turn an angle to the left of 4 degrees, 46 minutes 55 seconds and run in a Northeasterly direction for a distance of 61.86 feet to a point; thence turn an angle to the left of 12 degrees, 57 minutes, 52 seconds and run in a Northeasterly direction for a distance of 69.55 feet to a point; thence turn an angle to the left of 6 degrees, 44 minutes, 56 seconds and run in a Northeasterly direction for a distance of 89.96 feet to a point; thence turn an angle to the left of 3 degrees, 06 minutes, 17 seconds and run in a Northeasterly direction for a distance of 85.44 feet to a point; thence turn an angle to the left of 4 degrees, 44 minutes, 50 seconds and run in a Northeasterly direction for a distance of 110.54 feet to a point; thence turn an angle to the right of 3 degrees, 15 minutes, 27 seconds and run in a Northeasterly direction for a distance of 68.83 feet to a point; thence turn an angle to the right of 2 degrees, 48 minutes, 07 seconds and run in a Northeasterly direction for a distance of 139.91 feet to a point on the South right-of-way line of Highland Lakes Drive in said Highland Lakes 7th Sector; thence turn an angle to the right of 83 degrees, 03 minutes, 13 seconds and run in a Southeasterly direction along said South right-of-way line for a distance of 183.53 feet to a point on a curve to the right having a central angle of 17 degrees, 28 minutes, 38 seconds and a radius of 663.97 feet; thence run in a Southeasterly direction along the arc of said curve and also along said South right-of-way line for a distance of 202.54 feet to the point of beginning; Said parcel containing 9.10 acres, more or less.

Inst # 1999-31094

07/26/1999-31094
02:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 CRH 18.00