

Send Tax Notice to:
Home Services, L. L. C.
2244 Great Rock Road
Birmingham, Alabama 35216

Instrument Prepared By:
John G. Lowther, P.C.
Attorney at Law
3500 Independence Drive
Birmingham, Alabama 35209

GENERAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

Inst # 1999-35401

08/24/1999-35401
08:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 53.00

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between Jerome Alan Speegle, a married man, hereinafter called "Grantor", and Home Services, L. L. C., hereinafter called "Grantee".

The Grantor, for and in consideration of Ten No/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Grantee, the following described real estate located in Shelby County, Alabama:

Lot 523, according to the Survey of Highland Lakes, 5th Sector, Phase II, as recorded in Map Book 19, page 3 A & B, in the Probate Office of 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, Phase II as 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").

The property herein conveyed is not and never has been the homestead of Grantor or his spouse.

Subject to:

1. Taxes or assessments for 1999, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. Less and except all mineral and mining rights and rights incident thereto, release of damages, conditions, restrictions and covenant for storm water runoff control recorded in Instrument

1997-27234, in the Probate Office of Shelby County, Alabama.

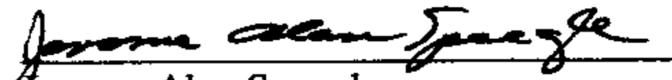
3. Less and except all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, including rights set out as Instrument recorded in Instrument Book 28, page 237, in the Probate Office of Shelby County, Alabama.

4. All easements, buffer lines, restrictions, covenants, rights of way, setback and building restrictions, agreements, and other limitations or record.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, in fee simple absolute forever.

Grantor, for himself and his successors, heirs and assigns, covenants with the said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has caused this conveyance to be signed on this the 23 day of August, 1999.


Jerome Alan Speegle

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Jerome Alan Speegle, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, he executed the same voluntarily.

Given under my hand and seal this 23 day of August, 1999.


Notary Public
My Commission Expires: 1-3-03

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