

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

2700 Highway 280 East
Suite 290E
Birmingham, AL 35223

Send Tax Notice to:
Highland Lakes Development,
Ltd.

2700 Highway 280 East
Suite 325
Birmingham, Alabama 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

366,440.11

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, REFERRED TO AS **HIGHLAND LAKES 11TH
SECTOR.**

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.

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 31st day of January, 1996.

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.

31st Given under my hand and office seal of office this the
day of January, 1996.


Notary Public
My Commission Expires: 5-29-99

HIGHLAND LAKES
11th SECTOR

Highland Lakes 11th Sector

A parcel of land situated in Section 4, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follow:

Begin at the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 4 and run in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 1,492.65 feet to an iron pin set; thence turn an angle to the right of 32 degrees, 35 minutes, 02 seconds and run in a Southwesterly direction for a distance of 122.68 feet to an iron pin set; thence turn an angle to the right of 27 degrees, 51 minutes, 48 seconds and run in a Southwesterly direction for a distance of 44.60 feet to an iron pin set; thence turn an angle to the right of 35 degrees, 52 minutes, 44 seconds and run in a Northwesterly direction for a distance of 67.37 feet to an iron pin set; thence turn an angle to the right of 5 degrees, 19 minutes, 39 seconds and run in a Northwesterly direction for a distance of 97.54 feet to an iron pin set; thence turn an angle to the right of 26 degrees, 31 minutes, 01 seconds and run in a Northwesterly direction for a distance of 15.06 feet to an iron pin set; thence turn an angle to the right of 39 degrees, 00 minutes, 37 seconds and run in a Northwesterly direction for a distance of 79.68 feet to an iron pin set on a curve to the right having a central angle of 34 degrees, 00 minutes, 37 seconds and a radius of 208.15 feet; thence turn an angle to the tangent of said curve to the left of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction along the arc of said curve for a distance of 123.55 feet to an iron pin set; thence run tangent to last stated curve in a Northwesterly direction for a distance of 19.89 feet to an iron pin set; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction for a distance of 261.07 feet to an iron pin set on the extension of the Northeast line of Lot 928 Highland Lakes 9th Sector, 1st Phase as recorded in Map Book 24 on Page 1, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 136 degrees, 15 minutes, 21 seconds and run in a Northwesterly direction along the Northeast line of said Lot 928 for a distance of 86.78 feet to an iron pin found at the Northeast corner of said Lot 928; thence turn an angle to the left of 82 degrees, 31 minutes, 12 seconds and run in a Southwesterly direction along the Northeast line of said Lot 928 for a distance of 180.12 feet to an iron pin found on the Northeast right-of-way line of Knollwood Drive in said Highland Lakes 9th Sector, 1st Phase; said iron pin found also being on a curve to the left having a central angle of 1 degree, 08 minutes, 16 seconds and a radius of 421.87 feet; thence turn an angle to the tangent of said curve to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction along the arc of said curve and also along said Northeast right-of-way line for a distance of 8.38 feet to an iron pin found; thence turn an angle to the left from the chord of last stated curve of 90 degrees, 34 minutes, 08 seconds and run in a Southwesterly direction along the Northwest line of Lot 912 in said Highland Lakes 9th Sector, 1st Phase for a distance of 194.09 feet to an iron pin found at the Northwest corner of said Lot 912; thence turn an angle to the right of 87 degrees, 34 minutes, 09 seconds and run in a Northwesterly direction along the Northeast line of Lot 911 in said Highland Lakes 9th Sector, 1st Phase for a distance of 48.82 feet to an iron pin found at the Northeast corner of said Lot 911; thence turn an angle to the left of 90 degrees, 23 minutes 19 seconds and run in a Southwesterly direction along the Northwest line of Lots 911 and 910 for a distance of 248.86 feet to an iron pin found at the Northwest corner of Lot 910 in said Highland Lakes 9th Sector, 1st Phase; thence turn an angle to the right of 82 degrees, 36 minutes, 09 seconds and run in a Northwesterly direction for a distance of 73.97 feet to an iron pin set; thence turn an angle to the right of 10 degrees, 29 minutes, 50 seconds and run in a Northwesterly direction for a distance of 183.47 feet to an iron pin set; thence turn an angle to the right of 43 degrees, 24 minutes, 57 seconds and run in a Northeasterly direction for a distance of 145.64 feet to an iron pin set; thence turn an angle to the left of 79 degrees, 29 minutes, 46 seconds and run in a Northwesterly direction for a distance of 147.27 feet to an iron pin set; thence turn an angle to the right of 36 degrees, 05 minutes, 04 seconds and run in a Northwesterly direction for a distance of 70.84 feet to an iron pin set; thence turn an angle to the left of 28 degrees, 32 minutes, 35 seconds and run in Northwesterly direction for a distance of 304.24 feet to an iron pin set; thence turn an angle to the right of 74 degrees 09 minutes, 13 seconds and run in a Northeasterly direction for a distance of 1,183.82 feet to an iron pin set on the North line of said Northwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$; thence turn an angle to the right of 60 degrees, 09 minutes, 09 Seconds and run in Easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 956.34 feet to the point of beginning; said parcel of land containing 48.26 acres, more or less.

Inst # 1999-40619

09/29/1999-40619
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 380.00