

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)

226,364.60

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 18TH
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 25th 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.

25th Given under my hand and office seal of office this the 25th day of February, 1998.


Notary Public

My Commission Expires: 5-29-99

HIGHLAND LAKES
18th SECTOR

Highland Lakes 18th Sector

A parcel of land situated in the Southeast $\frac{1}{4}$ of Section 8, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Southeast corner of said Section 8 and run in a Northwesterly direction for a distance of 2871.26 feet to the point of beginning; said point of beginning also being the Northeast corner Lot 410 as recorded in Highland Lakes 4th Sector, Phase 1 in Map Book 19 on Page 79 A, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 149 degrees, 37 minutes, 52 seconds and run in a Southeasterly direction for a distance of 1,180.50 feet to a point on the Northwest right-of-way line of Highland Lakes Drive in Highland Lakes 1st Sector as recorded in Map Book 18 on Page 37 A-E, in the Office of the Judge of Probate, Shelby County, Alabama; said point being on a curve to the right having a central angle of 4 degrees, 26 minutes, 22 seconds and a radius of 1,259.94 feet; thence turn an angle to the right of 90 degrees, 34 minutes, 17 seconds to the chord of said curve and run in a Southwesterly direction along the arc of said curve and also along said Northwest right-of-way line for a distance of 97.63 feet to a point; thence run tangent to last stated curve in a Southwesterly direction along said Northwest right-of-way line for a distance of 520 feet to a point on a curve to the left having a central angle of 15 degrees, 59 minutes, 02 seconds and a radius of 599.81 feet; thence run in a Southwesterly direction along the arc of said curve and also along said Northwest right-of-way line for a distance of 167.33 feet to a point; thence run tangent to last stated curve in a Southwesterly direction along said Northwest right-of-way line for a distance of 297.72 feet to a point on a curve to the right having a central angle of 21 degrees, 00 minutes, 00 seconds and a radius of 360.00 feet; thence run in a Southwesterly direction along the arc of said curve and also along said Northwest right-of-way line for a distance of 131.95 feet to a point; thence run tangent to last stated curve in a Southwesterly direction along said Northwest right-of-way line for a distance 241.92 feet to a point on a curve to the right having a central angle 62 degrees, 01 minutes, 55 seconds and a radius of 460.00 feet; thence run in a Southwesterly direction along the arc of said curve and also along said Northwest right-of-way line for a distance of 498.03 feet to a point on a curve to the right having a central angle of 92 degrees, 44 minutes, 26 seconds and a radius of 25.0 feet; thence run in a Northwesterly direction along the arc of said curve and also along the Southeast right-of-way line of Highland Lakes Place as recorded in said Highland Lakes 1st Sector for a distance 40.47 feet to a point; thence run tangent to last stated curve in a Northeasterly direction along said Southeast right-of-way line for a distance of 135.89 feet to a point; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction crossing said right-of-way for a distance of 60.00 feet; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction along the Northwest right-of-way line of said Highland Lakes Place for a distance of 116.39 to a point on a curve to the right having a central angle of 90 degrees, 00 minutes, 00 seconds and a radius of 25.00 feet; thence run in a Southwesterly direction along the arc of said curve and also along said Northwest right-of-way line for a distance of 39.27 feet to a point on the Northeast right-of-way line of said Highland Lakes Drive; thence run tangent to last stated curve in a Northwesterly direction along said Northeast right-of-way-line for a distance of 138.32 feet to a point; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction for a distance of 330.58 feet to a point; thence turn an angle to the left of 11 degrees, 56 minutes, 10 seconds and run in a Northeasterly for a distance of 209.05 feet to a point; thence turn an angle to the left of 63 degrees, 39 minutes, 03 seconds and run in a Northwesterly direction for a distance of 25.91 feet to the Southeast corner of Lot 401 in said Highland Lakes 4th Sector, Phase 1; thence turn an angle to the right of 19 degrees, 57 minutes, 15 seconds and run in a Northwesterly direction along the Northeast line of said Lot 401 for a distance of 187.32 feet to the Southeast corner of Lot 402-A, A Resurvey of Lots 402 & 403, Highland Lakes 4th Sector, Phase 1, as recorded in Map Book 21 on Page 44, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 28 degrees, 15 minutes, 06 seconds and run in a Northeasterly direction along the Southeast line of said Lots 402-A and 403-A, for a distance of 274.89 feet to a point on the Southeast line of said Lot 403-A; thence turn an angle to the right of 30 degrees, 41 minutes, 36 seconds and run in a Northeasterly direction along the Southeast line of said Lot 403-A and also along the Southeast line of Lots 404-408 in said Highland Lakes 4th Sector, Phase 1 for a distance of 646.79 feet to the Southwest corner of Lot 409 in said Highland Lakes 4th Sector, Phase 1; thence turn an angle to the left of 5 degrees, 40 minutes, 44 seconds and run in a Northeasterly direction along the Southeast line of said Lots 409- 410 for a distance of 423.30 feet to the point of beginning; said parcel of land containing 39.62 acres, more or less.

Inst. # 1999-40621
09/29/1999-40621
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJI 340.00