

This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East
Suite 290E
Birmingham, AL 35223

Send Tax Notice to:
Highland Lakes Residential Assn., Inc.
2700 Highway 280 East
Suite 325
Birmingham, AL 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

1,000.00

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, REFERRED TO AS LAKE 4, ALSO KNOWN AS "HIGHLAND GLEN LAKE", CONTAINING 11.34 ACRES, MORE OR LESS.

Inst # 1999-40622

Mineral and mining rights excepted.

The above property is conveyed subject to:

09/29/1999-40622
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

- (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.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this 2nd day of September, 1999.

GRANTOR:

HIGHLAND LAKES PROPERTIES, LTD.

an Alabama Limited Partnership

By: 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., 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 2nd day of September, 1999.


NOTARY PUBLIC

My Commission expires: 6-5-2003

HIGHLAND GLEN LAKE

Lake #4 being more particularly described as follows:

Commence at an iron found locally accepted to be the southwest corner of said Section 4, thence run south 89 degrees 43 minutes 49 seconds east for a distance of 2,314.95 feet to a point; thence run north 2 degrees 17 minutes 38 seconds west for a distance of 183.10 feet to a point; thence run north 0 degrees 36 minutes 38 seconds east for a distance of 368.84 feet to a point; thence run north 30 degrees 27 minutes 58 seconds east for a distance of 320.26 feet to a point; thence run north 25 degrees 31 minutes 59 seconds west for a distance of 260.00 feet to the point of beginning of said Lake #4; thence run north 64 degrees 28 minutes 01 seconds east for a distance of 352.33 feet to a point; thence run north 25 degrees 31 minutes 59 seconds west for a distance of 13.36 feet to a point; thence run north 7 degrees 35 minutes 38 seconds west for a distance of 73.94 feet to a point; thence run north 5 degrees 31 minutes 31 seconds east for a distance of 94.87 feet to a point; thence run north 9 degrees 35 minutes 13 seconds west for a distance of 55.19 feet to a point; thence run north 2 degrees 14 minutes 18 seconds west for a distance of 31.97 feet to a point; thence run north 7 degrees 11 minutes 30 seconds east for a distance of 28.81 feet to a point; thence run north 25 degrees 20 minutes 09 seconds east for a distance of 61.89 feet to a point; thence run north 5 degrees 09 minutes 07 seconds west for a distance of 45.83 feet to a point; thence run north 5 degrees 55 minutes 37 seconds east for a distance of 177.71 feet to a point; thence run north 14 degrees 10 minutes 18 seconds east for a distance of 33.52 feet to a point; thence run north 20 degrees 00 minutes 54 seconds east for a distance of 53.14 feet to a point; thence run north 4 degrees 16 minutes 29 seconds east for a distance of 88.09 feet to a point; thence run north 13 degrees 08 minutes 21 seconds east for a distance of 45.68 feet to a point; thence run north 19 degrees 40 minutes 33 seconds east for a distance of 54.35 feet to a point; thence run north 18 degrees 41 minutes 53 seconds east for a distance of 69.98 feet to a point; thence run north 33 degrees 06 minutes 53 seconds west for a distance of 22.04 feet to a point; thence run south 38 degrees 41 minutes 01 seconds west for a distance of 44.30 feet to a point; thence run north 49 degrees 20 minutes 41 seconds west for a distance of 30.78 feet to a point; thence run south 73 degrees 38 minutes 16 seconds west for a distance of 79.04 feet to a point; thence run south 7 degrees 04 minutes 51 seconds east for a distance of 46.15 feet to a point; thence run south 13 degrees 32 minutes 54 seconds east for a distance of 37.00 feet to a point; thence run south 85 degrees 22 minutes 58 seconds west for a distance of 35.42 feet to a point; thence run north 78 degrees 23 minutes 58 seconds west for a distance of 29.64 feet to a point; thence run north 62 degrees 24 minutes 14 seconds west for a distance of 36.51 feet to a point; thence run south 67 degrees 39 minutes 15 seconds west for a distance of 27.21 feet to a point; thence run south 33 degrees 24 minutes 03 seconds east for a distance of 57.44 feet to a point; thence run south 28 degrees 54 minutes 27 seconds east for a distance of 37.81 feet to a point; thence run south 42 degrees 30 minutes 58 seconds west for a distance of 85.89 feet to a point; thence run south 6 degrees 40 minute 33 seconds west for a distance of 42.55 feet to a point; thence run south 26 degrees 27 minutes 11 seconds west for a distance of 61.79 feet to a point; thence south 15 degrees 19 minutes 39 seconds west for a distance of 34.60 feet to a point; thence run south 33 degrees 04 minutes 51 seconds west for a distance of 81.03 feet to a point; thence run south 55 degrees 53 minutes 52 seconds west for a distance of 45.84 feet to a point; thence run south 72 degrees 38 minutes 17 seconds west for a distance of 50.78 feet to a point; thence run south 57 degrees 55 minutes 30 seconds west for a distance of 63.67 feet to a point; thence run south 47 degrees 06 minutes 36 seconds west for a distance of 58.15 feet to a point; thence run north 74 degrees 49 minutes 07 seconds west for a distance of 27.36 feet to a point; thence run north 59 degrees

52 minutes 28 seconds west for a distance of 44.89 feet to a point; thence run north 54 degrees 36 minutes 14 seconds west for a distance of 39.52 feet to a point; thence run north 49 degrees 10 minutes 39 seconds west for a distance of 61.09 feet to a point; thence run north 79 degrees 57 minutes 11 seconds west for a distance of 46.44 feet to a point; thence run north 67 degrees 26 minutes 11 seconds west for a distance of 31.30 feet to a point; thence run north 86 degrees 58 minutes 43 seconds west for a distance of 52.61 feet to a point; thence run north 63 degrees 03 minutes 33 seconds west for a distance of 29.83 feet to a point; thence run north 29 degrees 51 minutes 51 seconds west for a distance of 40.01 feet to a point; thence run north 18 degrees 34 minutes 08 seconds west for a distance of 49.86 feet to a point; thence run north 47 degrees 57 minutes 40 seconds west for a distance of 31.05 feet to a point; thence run north 38 degrees 36 minutes 01 seconds west for a distance of 44.07 feet to a point; thence run north 1 degrees 53 minutes 41 seconds east for a distance of 23.31 feet to a point; thence run south 78 degrees 49 minutes 16 seconds west for a distance of 28.64 feet to a point; thence run south 30 degrees 37 minutes 49 seconds west for a distance of 58.56 feet to a point; thence run south 2 degrees 46 minutes 04 seconds east for a distance of 53.59 feet to a point; thence run south 62 degrees 43 minutes 38 seconds east for a distance of 44.02 feet to a point; thence run south 4 degrees 20 minutes 51 seconds east for a distance of 21.22 feet to a point; thence run south 25 degrees 17 minutes 06 seconds east for a distance of 66.47 feet to a point; thence run south 68 degrees 50 minutes 34 seconds east for a distance of 48.16 feet to a point; thence run north 48 degrees 41 minutes 44 seconds west for a distance of 18.86 feet to a point; thence run south 54 degrees 22 minutes 43 seconds east for a distance of 23.46 feet to a point; thence run south 20 degrees 31 minutes 12 seconds east for a distance of 30.71 feet to a point; thence run south 14 degrees 59 minutes 13 seconds east for a distance of 38.55 feet to a point; thence run south 32 degrees 06 minutes 04 seconds east for a distance of 28.96 feet to a point; thence run south 18 degrees 45 minutes 31 seconds east for a distance of 59.52 feet to a point; thence run south 44 degrees 50 minutes 07 seconds east for a distance of 30.66 feet to a point; thence run south 35 degrees 31 minutes 50 seconds east for a distance of 37.76 feet to a point; thence run south 29 degrees 55 minutes 28 seconds east for a distance of 29.70 feet to a point; thence run south 3 degrees 38 minutes 26 seconds west for a distance of 96.32 feet to a point; thence run south 9 degrees 08 minutes 27 seconds east for a distance of 40.51 feet to a point; thence run south 31 degrees 13 minutes 46 seconds west for a distance of 40.16 feet to a point; thence run south 24 degrees 03 minutes 26 seconds west for a distance of 39.27 feet to a point; thence run south 10 degrees 55 minutes 40 seconds west for a distance of 38.20 feet to a point; thence run south 0 degrees 28 minutes 21 seconds west for a distance of 37.53 feet to a point; thence run south 3 degrees 41 minutes 10 seconds west for a distance of 62.28 feet to a point; thence run south 21 degrees 43 minutes 27 seconds west for a distance of 57.90 feet to a point; thence run south 49 degrees 10 minutes 08 seconds west for a distance of 33.82 feet to a point; thence run south 18 degrees 46 minutes 29 seconds west for a distance of 39.09 feet to a point; thence run south 48 degrees 51 minutes 25 seconds east for a distance of 58.43 feet to a point; thence run south 25 degrees 31 minutes 59 seconds east for a distance of 20.56 feet to a point; thence run north 64 degrees 28 minutes 01 seconds east for a distance of 392.86 feet to the point of beginning. Said Lake #4 containing 11.34 acres more or less.

Inst # 1999-40622

09/29/1999-40622
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 CJ1 17.00