

This instrument was prepared by

Send Tax Notice To:

NEIL RICHARD CLEMENT

MEREDITH M. CLEMENT

(Name) David F. Ovson, Attorney at Law
Lange, Simpson, Robinson & Somerville, LLP

name 5719 Annanadale Lane

(Address) 728 Shades Creek Parkway, Suite 120
Birmingham, Alabama 35209

address Birmingham, Alabama 35210

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Nine Thousand Nine Hundred and No/100 (\$59,900.00) Dollars

to the undersigned grantor, K. T. WERK ADVANCED SOUTHERN HOMES, INC.

a corporation.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

NEIL RICHARD CLEMENT and MEREDITH M. CLEMENT

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

See the attached Exhibit "A" for the legal description of the property conveyed herein which is incorporated herein and made a part hereof.

Inst # 1999-49145

12/06/1999-49145
10:30 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CJ1 12.00

TO HAVE AND TO HOLD, To the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of December 1999

ATTEST:

K. T. WERK ADVANCED SOUTHERN HOMES, INC.

By Kenneth T. Werk, Jr.
Kenneth T. Werk, Jr., PresidentSTATE OF ALABAMA
COUNTY OF JEFFERSON

I, David F. Ovson, a Notary Public in and for said County in said State, hereby certify that Kenneth T. Werk, Jr., whose name as President of K. T. WERK ADVANCED SOUTHERN HOMES, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 1st day of December 1999

Notary Public

Lot 1021, according to the Survey of Highland Lakes, 10th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26 page 27 in the Probate Office of Shelby County, Alabama.; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. #1994-07111 and amended in Inst. #1996-17543 and Inst. #1999-31095, and Supplemental Covenants as set out in Inst. #1999-43196 in the Probate Office of Shelby County, Alabama for Highland Lakes, a Residential Subdivision, 10th Sector, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Inst *

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CJ1

SUBJECT TO:

1. Ad valorem taxes for the year 2000, which are a lien, but not yet due and payable until October 1, 2000.
2. Building setback lines as determined by the Architectural Review Committee as created by the Restrictions, Covenants and Conditions as set out in instruments recorded as Instrument #1994-7111, Instrument #1996-17543 and Instrument #1999-31095, and Supplemental Covenants recorded in Instrument #1999-43196.
3. Easements as shown by recorded plat, including a 10 foot easement on the rear of lot.
4. Declaration of Restrictions, Covenants and Conditions as set out in instruments recorded as Instrument #1994-7111, amended by Instrument #1996-17543 and Instrument #1999-31095 and Supplemental Covenants recorded in Instrument #1999-43196.
5. Restrictions, limitations and conditions as set out in Map Book 26, page 27.
6. Right(s) of way(s) granted to Birmingham Water & Sewer Board as set out in Instrument #1997-4027 and Instrument #1996-25667.
7. Easement(s) to Alabama Power Company as shown by instrument to be recorded.
8. Shelby County Agreement as set out in Instrument #1997-33476.
9. Release of damages as set out in instrument recorded as Instrument #1999-40618.
10. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd. providing for easements, use by others and maintenance of Lake property described with Instrument #1993-15705.
11. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd. recorded as Instrument #1993-15704.
12. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Instrument #1999-40168.

\$59,900.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.