

This instrument was prepared by:  
Clayton T. Sweeney, Attorney •  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
BEDWELL DEVELOPMENT CORP.

320 Crossbrook Trail  
Chelsea, AL 35043

STATE OF ALABAMA)  
COUNTY OF SHELBY)

TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINETY-NINE THOUSAND AND 00/100 DOLLARS (\$99,000.00) to the undersigned grantor, BEDWELL CONSTRUCTION CO., INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto BEDWELL DEVELOPMENT CORP. (herein referred to as GRANTEES), the following described real estate, situated in SHELBY County, Alabama:

Lot 335, according to the Map of Highland Lakes, 3rd Sector, Phase V, an Eddleman Community, as recorded in Map Book 24, Page 60, 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 #19994-07111 and amended in Instrument #1996-17543, in the Probate Office of Shelby County, Alabama, in the probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, Phase V, recorded as Instrument #1998-29633 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Mineral and mining rights excepted.

Subject to:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines, and limitations of record.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said GRANTEES their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators 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, Charles R. Bedwell, Jr., who is authorized to execute this conveyance, has hereunto set his signature and seal, this the 24th day of June, 2000.

BEDWELL CONSTRUCTION CO., INC.

By: Charles R. Bedwell, Jr.  
Charles R. Bedwell, Jr.  
Its: President

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Charles R. Bedwell, Jr., whose name as President of BEDWELL CONSTRUCTION CO., 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 24th day of June, 2000.

Notary Public

My Commission Expires: 6/5/03

Inst • 2000-19536

06/12/2000-19536  
08:52 AM CERTIFIED  
SHELBY COUNTY CLERK OF PROBATE  
JUL 10 2000

CLAYTON T. SWEENEY, ATTORNEY AT LAW