

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
SHELBY COUNTY

TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIFTY-NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$59,900.00) to the undersigned grantor or grantors, Charles R. Bedwell, Jr., a married man, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto BEDWELL DEVELOPMENT CORP. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Lot 1042, according to the Map 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.

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, and Inst. #1999-31095 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, 10th Sector, Phase I, recorded as Instrument #1999-43196 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.
The property conveyed herein does not constitute the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD Unto the said GRANTEE his, her or their heirs and assigns, forever

And I/we do for myself/ourselves, and for my/our heirs, executors and administrators, covenant with said GRANTEE 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 24 day of June, 2000


Charles R. Bedwell, Jr.

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. and, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24 day of June, 2000


Notary Public

My Commission Expires: 6/5/03

06/12/2000-19538
08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NIS 9.50

Inst. # 2000-19538

CLAYTON T. SWEENEY, ATTORNEY AT LAW