

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, AL 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

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 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 12TH
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, (ii) the lien of ad valorem and similar taxes (but not including "rollback" taxes) for 2000 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.

Inst. # 2000-24803

07/24/2000-24803
12:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 14.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this 22nd day of June, 2000.

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 22nd day of June, 2000.


NOTARY PUBLIC

My Commission expires: 6-5-2003

HIGHLAND LAKES 12TH SECTOR, PHASE I

A parcel of land situated in Section 4, Township 19 South, Range 1 West and Section 9, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found locally accepted to be the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 4; thence run North along the East line of said quarter-quarter section for a distance of 688.12 feet to a point; thence turn an angle to the left of 90 degrees, 00 minutes, 37 seconds and run in a Westerly direction for a distance of 350.05 feet to the point of beginning; thence turn an angle to the left of 76 degrees, 55 minutes, 27 seconds and run in a Southwesterly direction for a distance of 496.31 feet to a point; thence turn an angle to the left of 27 degrees, 00 minutes, 51 seconds and run in a Southeasterly direction for a distance of 176.18 feet to a point on a curve to the left having a central angle of 34 degrees, 13 minutes, 08 seconds and a radius of 304.20 feet; thence turn an angle to the right to the tangent of said curve of 90 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction along the arc of said curve for a distance of 181.68 feet to a point; thence turn an angle from the tangent of last stated curve to the left of 90 degrees, 00 minutes, 00 seconds and run in a Southeasterly direction for a distance of 150.97 feet to a point; thence turn an angle to the right of 87 degrees, 31 minutes, 13 seconds and run in a Southwesterly direction for a distance of 178.47 feet to a point; thence turn an angle to the left of 47 degrees, 30 minutes, 08 seconds and run in a Southeasterly direction for a distance of 162.23 feet to the Northeast corner of Lot 836 of Highland Lakes 8th Sector as recorded in Map Book 23 on Page 145 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 88 degrees, 04 minutes, 52 seconds and run in a Southwesterly direction along the Northwest line of said Lot 836 for a distance of 140.00 feet to a point; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction for a distance of 30.00 feet to a point; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction for a distance of 60.00 feet to the Northeast corner of Lot 835 in said Highland Lakes 8th Sector; thence continue along last stated course and also along the Northwest line of said Lot 835 for a distance of 140.00 feet to the Northeast corner of Lot 834 in said Highland Lakes 8th Sector; thence turn an angle to the right of 53 degrees, 09 minutes, 37 seconds and run in a Northwesterly direction along the Northeast line of Lots 834, 833 and 832 in said Highland Lakes 8th Sector for a distance of 302.83 feet to the Southeast corner of Lot 831 in said Highland Lakes 8th Sector; thence turn an angle to the right of 20 degrees, 28 minutes, 29 seconds and run in a Northwesterly direction along the Northeast line of Lots 831 and 830 in said Highland Lakes 8th Sector for a distance of 188.47 feet to the Southeast corner of Lot 829 in said Highland Lakes 8th Sector; thence turn an angle to the right of 21 degrees, 28 minutes, 55 seconds and run in a Northwesterly direction along the Northeast line of Lots 829 through 826 in said Highland Lakes 8th Sector for a distance of 436.50 feet to the Southeast corner of Lot 825 in said Highland Lakes 8th Sector; thence turn an angle to the right of 32 degrees, 46 minutes, 08 seconds and run in a Northeasterly direction along the Southeast line of Lots 825 and 824 in said Highland Lakes 8th Sector for a distance of 198.43 feet to the Southeast corner of Lot 823 in said Highland Lakes 8th Sector; thence turn an angle to the left of 23 degrees, 41 minutes, 54 seconds and run in a Northeasterly direction along the Southeast line of Lots 823, 822 and 821 in said Highland Lakes 8th Sector for a distance of 481.42 feet to the Northeast corner of said Lot 821; thence turn an angle to the right of 68 degrees, 59 minutes, 21 seconds and run in a Northeasterly direction along the Southeast line of Lots 302 and 303 of Highland Lakes 3rd Sector, Phase I as recorded in Map Book 21 on Page 124 in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 107.11 feet to the Southwest corner of Lot 1041 of Highland Lakes 10th Sector, Phase I, as recorded in Map Book 26 on Page 27 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 43 degrees, 03 minutes, 39 seconds and run in a Southeasterly direction along the Southwest line of Lots 1041 through 1039 in said Highland Lakes 10th Sector, Phase I, for a distance of 430.25 feet to a point; thence turn an angle to the left of 21 degrees, 14 minutes, 25 seconds and run in a Southeasterly direction along the Southwest line of Lots 1039 and 1038 in said Highland Lakes 10th Sector, Phase I for a distance of 160.05 feet to the Southeast corner of said Lot 1038; thence turn an angle to the right of 42 degrees, 31 minutes, 12 seconds and run in a Southeasterly direction for a distance of 159.97 feet to the point of beginning. Said parcel containing 21.73 acres, more or less.

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