

This instrument was prepared by:
Bob Wheat, Vice President
Compass Bank
P. O. Box 10566
Birmingham, Alabama 35296

STATE OF ALABAMA

STATUTORY WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **One hundred forty thousand and no/100 DOLLARS (\$140,000.00)** in hand paid by **Creation Construction, Inc.** (hereinafter referred to as "GRANTEE") to Compass Bank, an Alabama banking corporation (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate in Shelby County, Alabama to wit:

Lot 3103, according to the Amended Map of Highland Lakes, 3rd. Sector, Phase I, an Eddleman Community, as recorded in Map Book 21, Page 124, in the Probate Office of Shelby County, Alabama; being situated in 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 # 1996-17543, in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd. Sector, recorded as Instrument # 1996-17544 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collective referred to as, the "Declaration").

Subject to:


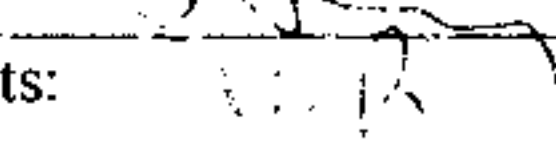
1. Ad valorem taxes due October 1, 2000.
2. 15 foot Easement on rear, as shown by recorded map.
3. Restrictions as shown by recorded Map.
4. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded as Instrument 1994-07111 and amended by Instrument 1996-17543, further amended in Instrument 1999-31095, in the Probate Office of Shelby County, Alabama, with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded as Instrument 9402/3947 in the Probate Office of Jefferson County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
5. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Third Sector, as recorded as Instrument 1996-17544 in the Probate Office of Shelby County, Alabama.
6. 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 as Instrument Book 28, page 237 in the Probate Office of Shelby County, Alabama.
7. Right of way to Shelby County, recorded in Book 95, page 503 and Book 196, page 246, in the Probate Office of Shelby County, Alabama.
8. Rights of riparian owners in and to the use of lake, if any.
9. 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 within Instrument 1993-15705, in the Probate Office of Shelby County, Alabama.
10. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development Ltd. to Highland Lakes Properties, Ltd. Recorded in Instrument 1993-15704 in the Probate Office of Shelby County, Alabama.
11. Right of Way granted to Alabama Power Company by instrument recorded in Book 111, page 408; Book 109, page 70; Book 149, page 380; Book 173, page 364; Book 276, page 670; Book 134, page 408; Book 133, page 212; Book 133, page 210 and Real 31, page 355, in the Probate Office of Shelby County, Alabama.
12. Easement to Water Works Board of the City of Birmingham recorded in Instrument 1996-25667 and Instrument 1997-4027, in the Probate Office of Shelby County, Alabama.
13. Mineral and mining rights and rights incident thereto; release of damages; reservations, restrictions and limitations recorded in Instrument 1999-25052, in the Probate Office of Shelby County, Alabama.
14. Cable agreement recorded in Instrument 1997-33476, in the Probate Office of Shelby County, Alabama.
15. Recorded and unrecorded easements, restrictions, rights of way, overlaps and encroachments, if any, affecting the property.

TO HAVE AND TO HOLD, unto the said GRANTEE, his successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officer this the 17th. Day of August 2000.

ATTEST:


COMPASS BANK

By: 
Its: 

By: 
Bob Wheat, Vice President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for the said County in said State hereby certify that Bob Wheat, whose name as Vice President of Compass Bank an Alabama banking 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 above and foregoing 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 17th. Day of August 2000.


Notary Public

MY COMMISSION EXPIRES MARCH 29, 2003

CLAYTON T. SWEENEY, ATTORNEY AT LAW

09/05/2000-30295
07:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 9.50

Inst # 2000-30295