

PREPARED BY: SUNNY HENDERSON - Trimmier Law Firm, 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: ANTHONY J. MARINO AND TERESA C. MARINO, 114 SOUTHLEDGE, BIRMINGHAM, AL 35242

CORPORATE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOUR HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$475,000.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, CRYSTAL HOMES, INC., a corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, ANTHONY J. MARINO AND WIFE, TERESA C. MARINO (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

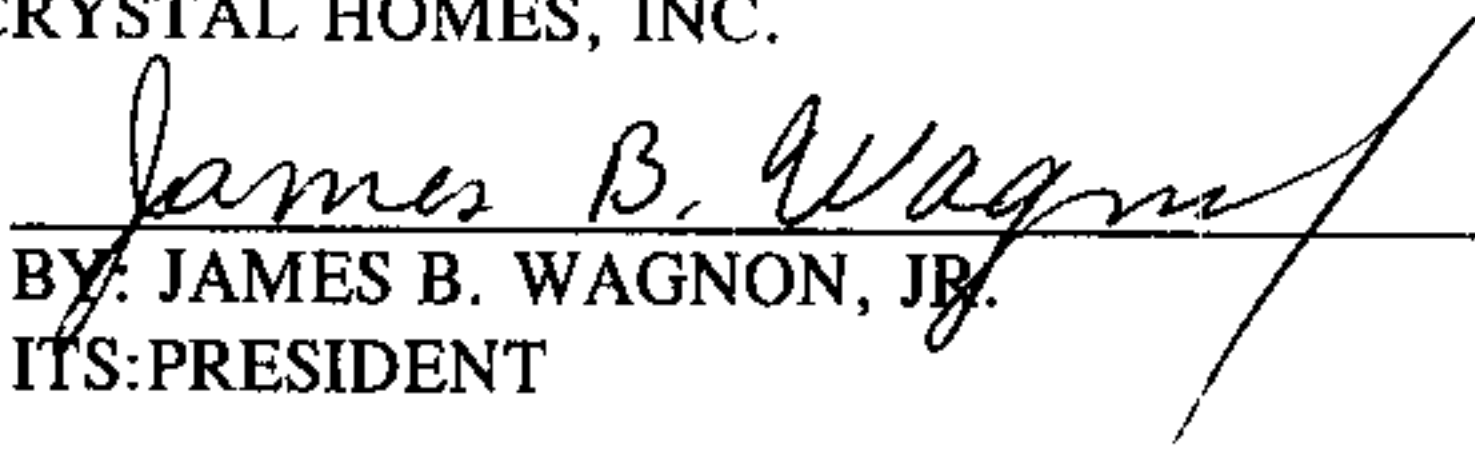
LOT 1842, ACCORDING TO THE MAP OF HIGHLAND LAKES, 18TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 26, PAGE 130, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH AN NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT #1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-17543, AND FURTHER AMENDED IN INST. #1999-31095, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 18TH SECTOR, RECORDED AS INSTRUMENT #2000-15021, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION"). 07/03/2001-27423
10:28 AM CERTIFIED

- (1) Subject to property taxes for the current year.
(2) Subject to easements, restrictions, covenants and conditions, if any.
(3) Subject to mineral and mining rights.
(4) Subject to Public utility easements as shown by recorded plat including any tree bufferline as shown on recorded plat.
(5) Subject to Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provides, amount otherthings, 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 in Instrument #1994-07111, amended in Instrument #1996-07543 and further amended in Inst. #1999-31095, in said Probate Office of Shelby County, along with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded in Instrument #9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.
(6) Subject to Declaration of Covenants, Conditions and Restrictions of Highland Lakes, a Residential Subdivision, Eighteenth Sector, as recorded as Instrument #2000-15021 in said Probate Office.
(7) Subject to Subdivision restrictions shown on recorded plat in Map Book 25, Page 47, provide for construction of single family residence only.
(8) Subject to 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 Deed Book 81, Page 417, in said Probate Office.
(9) Subject to the provision of Sections 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks:
(a) Front setback: 35 feet or as per plot plan which must be approved by the ARC: (b) Rear setback: 35 feet; (c) Side setback; 8 feet.
(10) Subject to Rights of ways 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; Real Volume 31, Page 355 and Instrument #1994-1186 in said Probate Office.
(11) Subject to Rights of way granted to Shelby County, Alabama, by instrument recorded in Book 196, Page 246 in said Probate Office.
(12) Subject Easements 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 in said Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the undersigned officer on behalf of the corporation has placed its hand and seal, on MAY 24, 2001.

CRYSTAL HOMES, INC.

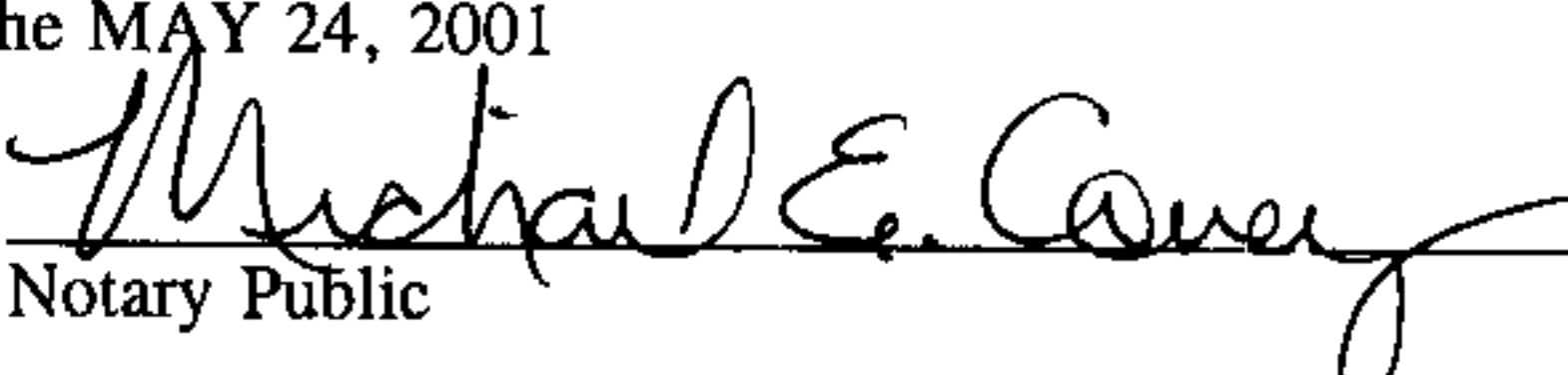

BY: JAMES B. WAGNON, JR.
ITS: PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JAMES B. WAGNON, JR., whose name is signed as PRESIDENT of CRYSTAL HOMES, INC., a corporation, to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he, in such capacity, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the MAY 24, 2001

My commission expires: 12/04


Notary Public

Inst # 2001-27423