

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of FOUR HUNDRED SIXTY FIVE THOUSAND FOUR HUNDRED FORTY TWO AND NO/00 (\$465,442.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, ARTHUR HOWARD HOMES, INC., a corporation, (GRANTOR) does grant, bargain, sell and convey unto LARRY NORTINGTON AND LINDA NORTINGTON (GRANTEES) as joint tenants with the right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERTO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

ALL OF THE CONSIDERATION WAS PAID FROM A MORTGAGE LOAN.

GRANTOR WARRANTS THAT CONSTRUCTION WAS COMMENCED AND COMPLETED WITHIN THE TIME PERMITTED BY DEVELOPER COMMENCING AT THE DATE OF DELIVERY OF TITLE FROM HIGHLAND LAKES DEVELOPMENT, LTD.

TO HAVE AND TO HOLD unto the said GRANTEEES 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, the heirs and assigns of the grantees herein shall take as tenants in common.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of the Declaration of Protective Covenants for HIGHLAND LAKES as amended from time to time as set out on said Exhibit "A".

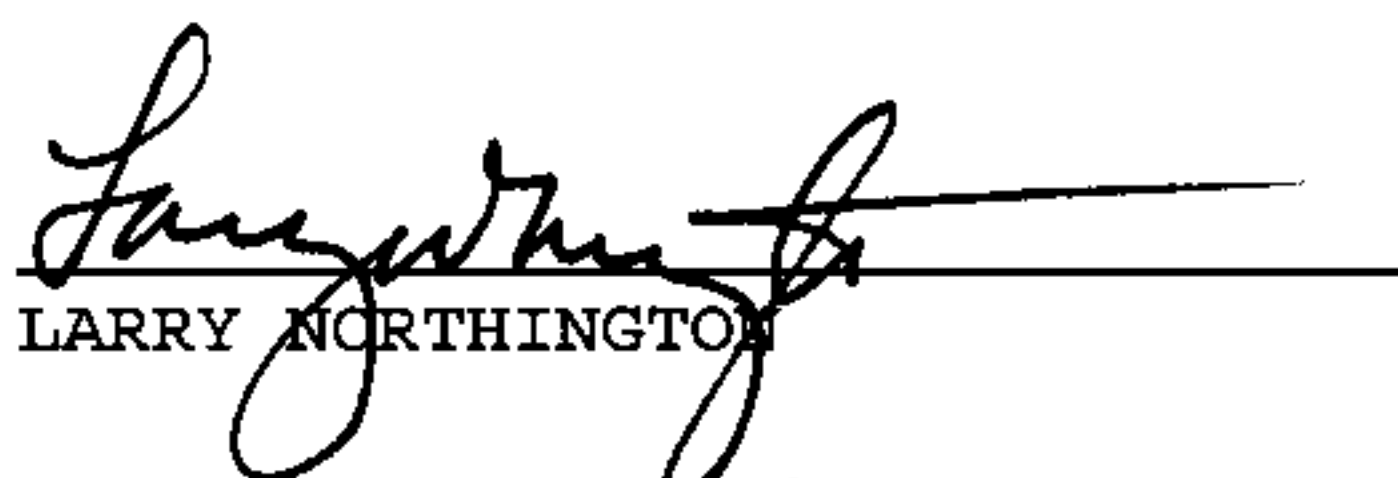
IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 10TH day of DECEMBER, 2001.

ARTHUR HOWARD HOMES, INC.

By: 

ARTHUR W. HOWARD
ITS PRESIDENT

GRANTEES:


LARRY NORTINGTON


LINDA NORTINGTON

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ARTHUR W. HOAWARD, whose name as President of ARTHUR HOWARD HOMES, INC., an Alabama 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 said 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 of office this 10TH day of DECEMBER, 2001.


Notary Public Gene W. Gray, Jr.
My Commission Expires: 11/09/02

12/18/2001-55333
08:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 107.50

Inst # 2001-55333

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that LARRY NORTINGTON AND LINDA NORTINGTON 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 said conveyance, they executed the same voluntarily.

Given under my hand and official seal of office this 10TH day of DECEMBER, 2001.


Notary Public Gene W. Gray, Jr.
My Commission Expires: 11/09/02

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:
LARRY NORTINGTON
LINDA NORTINGTON
254 HIGHLAND PARK DRIVE
BIRMINGHAM, AL 35242

EXHIBIT "A"

Lot 1736-A, according to the Re-subdivision of Highland Lakes, 17th Sector, an Eddleman Community, as recorded in Map Book 27 page 90 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. #1994-07111 and amended in Inst. No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 17th Sector, recorded as Inst. #2000-41317 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:

Taxes or special assessments which are not shown as existing liens by public records.

Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.

General and special taxes or assessments for 2002 and subsequent years not yet due and payable.

Declaration of Restrictions, Covenants and Conditions as set out in instrument(s) recorded in Inst. No. 1994-7111, Inst. No. 1996-17543 and Inst. No. 1999-31095 in the Probate Office of Shelby County, Alabama; along with Articles of Incorporation of Highland Lakes Residential Association, Inc., recorded as Inst. No. 9402/3947 in the Probate Office of Jefferson County, Alabama.

Declaration of Restrictions, Covenants and Conditions for Highland Lakes, Seventeenth Sector, set out in instrument recorded as Inst. #2000-41317 in Probate Office.

Easements for Ingress and Egress to serve Highland Lakes Development, executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd., recorded as Inst. No. 1993-15704 in the Probate Office.

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 in Deed Book 28 page 237 in Probate Office.

Release(s) of damages as set out in instrument(s) recorded in Inst. No. 1999-40620 in Probate Office.

Cable Agreement set out in Inst. No. 1997-19422 in the Probate Office.

Restrictions, limitations and conditions as set out in Map Book 26 page 10 A & B and Map Book 27 page 90.

Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., provided for easements, use by others and maintenance of Lake Property described within Inst. No. 1993-15705 in the Probate Office.

Easements as shown by recorded plat, including 10 feet easement on the Northwesterly side of lot.

Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in deed(s) recorded in Inst. #2001-26031 in the Probate Office.

Inst # 2001-55333

12/18/2001-55333

08:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 CH 107.50