


Send tax notice to:
J. SUZANNE SHINN
RICHARD A. SHINN
1016 WESTWICK CIRCLE
BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA
SHELBY COUNTY

✓ *BA/m 20272*
This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243


20020719000336230 Pg 1/2 49.50
Shelby Cnty Judge of Probate, AL
07/19/2002 08:05:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of THREE HUNDRED TWENTY THOUSAND AND NO Dollars (\$320,000.00) in hand paid to the undersigned, WEBB VENTURES, INC. an Alabama Corporation (hereinafter referred to as "Grantor") by J. SUZANNE SHINN AND RICHARD A. SHINN (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship,, the following described real estate situated in SHELBY County, Alabama, to-wit:

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

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

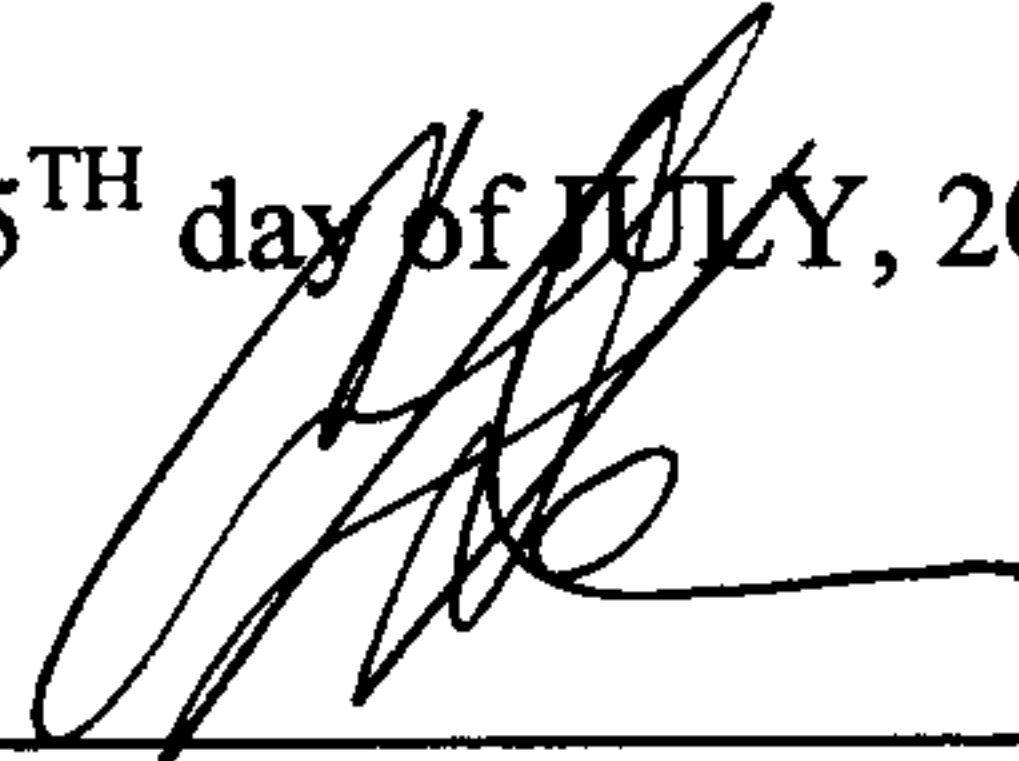
IN WITNESS WHEREOF, Grantor, WEBB VENTURES, INC. by JEFF WEBB its PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 5TH day of JULY, 2002.

WEBB VENTURES, INC.
By *Jeff Webb, its president*
JEFF WEBB
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 JEFF WEBB, whose name as PRESIDENT of WEBB VENTURES, INC. a corporation, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 5TH day of JULY, 2002.



Notary Public

Print Name:

Commission Expires 9-9-03

[NOTARIAL SEAL]

EXHIBIT "A":

Lot 1212, according to the Map of Highland Lakes, 12th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, page 137, 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, as recorded in Inst. # 1994-07111 and amended in Inst. # 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, 12th Sector, Phase I, recorded as Inst. # 2000-20771 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:

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

Building setback lines to be determined by the Architectural Review Committee and as set out on Map Book 26 page 137.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1994-07111, as amended in Inst. No. 1996-17543, Inst. #1999-31095, as recorded in the Probate Office of Shelby County, Alabama; along with Incorporation of highland Lakes Residential Association, Inc., recorded as Inst. No. 9402/3947 in the Probate Office of Jefferson County, Alabama.

Cable Agreement as set out in Inst. #1997-33476 in Probate Office.

Right(s) of Way(s) granted to the Birmingham Water & Sewer Board as set out in Inst. #1997-4027 and Inst. #1995-34035 in 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 Inst. #1998-7776, Inst. #1998-7777 and Inst. #1998-7778 in Probate Office.

Declaration of Covenants, Conditions and Restrictions for Highland Lakes, 12th Sector, Phase 1, recorded as Inst. No. 2000-20771 in Probate Office.

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 Inst. #1993-15705 in Probate Office.

Easement 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 Probate Office.

Restrictions, limitations and conditions as set out in Map Book 26 page 137.

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. #2000-38194 in the Probate Office.

\$304,800.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS.