

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Highland Lakes Development, Ltd.
2700 Highway 280 E, Suite 425
Birmingham, AL 35223

STATE OF ALABAMA)
COUNTY OF SHELBY) **STATUTORY WARRANTY DEED**

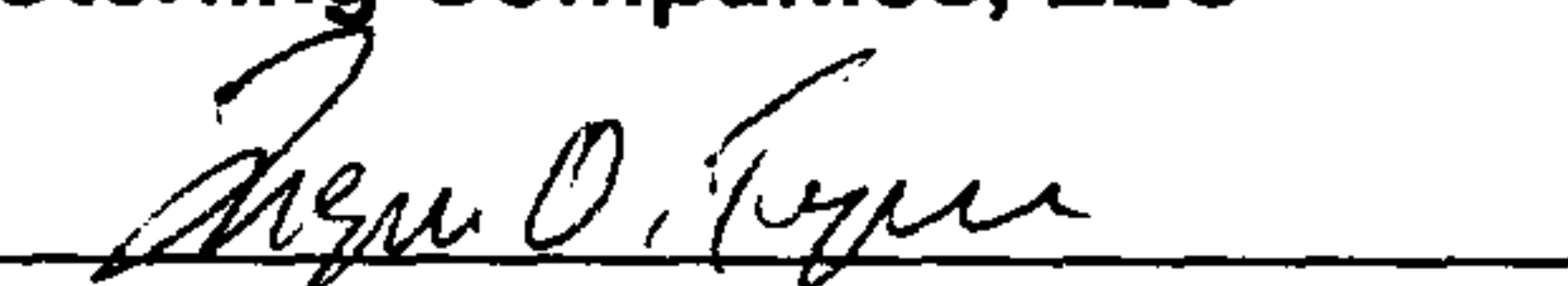
KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Fifty-Seven Thousand Five Hundred and 00/100 (\$57,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Sterling Companies, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Highland Lakes Development, Ltd.**, (hereinafter referred to as GRANTEES), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 2145, according to the Map of Highland Lakes, 21st Sector, an Eddleman Community, as recorded in Map Book 30, Page 6 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Lot 1219, 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, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and 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, 21st Sector, 20020716000332740 recorded as Instrument No. 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:
Ad valorem taxes for 2003 and subsequent years not yet due and payable until October 1, 2003. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, its successors and assigns forever.

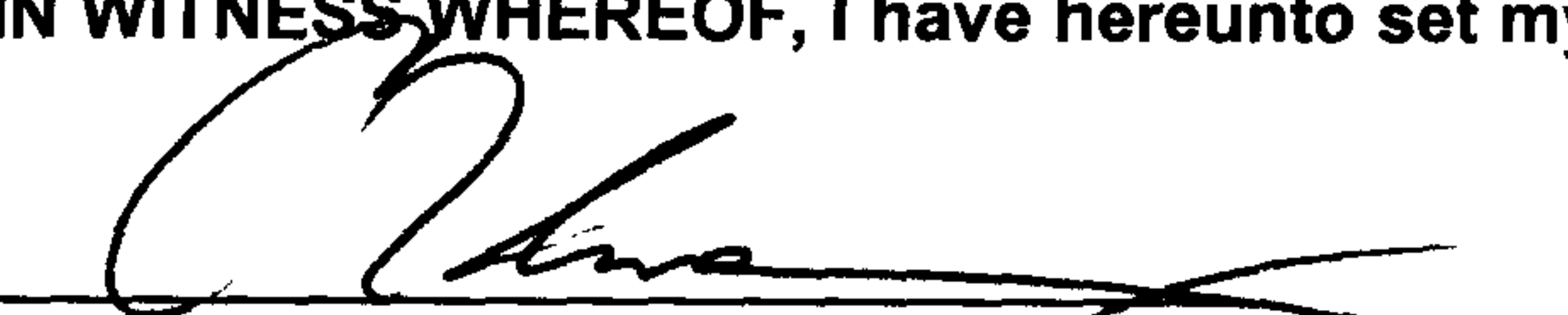
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 19th day of **December**, 2002.

Sterling Companies, LLC

Ingram D. Tynes, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ingram D. Tynes, whose name as Member of Sterling Companies, LLC, an Alabama limited liability compANY, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of December, 2002.


NOTARY PUBLIC
My Commission Expires: 6-5-2003

CLAYTON T. SWEENEY, ATTORNEY AT LAW