


✓ This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East
Suite 160
Birmingham, Alabama 35223

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

STATE OF ALABAMA)
COUNTY OF SHELBY)


20031010000683540 Pg 1/3 111.50
Shelby Cnty Judge of Probate, AL
10/10/2003 13:49:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

94,159.91

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN and NO/100 Dollars (\$10.00) to the undersigned grantor, **HIGHLAND LAKES PROPERTIES, LTD.**, an Alabama limited partnership, (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **HIGHLAND LAKES PROPERTIES, LTD.**, an Alabama limited partnership, by these presents, grant, bargain, sell and convey unto **HIGHLAND LAKES DEVELOPMENT, LTD.** (hereinafter referred to as "Grantee", whether one or more), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

**EXHIBIT "A" IS ATTACHED HERETO AND MADE A PART
HEREOF, REFERRED TO AS HIGHLAND LAKES 27TH SECTOR.**

Mineral and mining rights excepted.

The above property is conveyed subject to:

(i) All valid and enforceable easements, covenants, conditions and restrictions of record, (ii) the lien of ad valorem and similar taxes (but not including "rollback" taxes) for 2003 and subsequent years, and (iii) all matters that would be revealed by a current and accurate physical survey of the subject property.

This conveyance is made with the express reservation and condition that by acceptance of this deed, the Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees, hereby release and forever discharge Grantor, its successors and assigns, from any and all liability, claims and causes of action whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over lands herein conveyed, as the case may be, which are caused by, or arise as a result of, past or future soil, subsoil or other conditions (including without limitation, sinkholes, underground mines, and limestone formations) under or on the Property, whether contiguous or non-contiguous. The Grantee(s) agree(s) that he (she) (they) is (are) acquiring the Property "AS IS", without any representation or warranty on the part of Grantor other than as to title. Further, the Grantee, its successors and assigns hereby acknowledges that the Grantor shall not be liable for and no action shall be asserted against Grantor in connection with any drainage easements, ditches or pipes or drainage problems associated therewith and that Grantee has inspected the same and accepts the property along with all drainage easements, ditches or pipes in its present "AS IS" condition. For purposes of this paragraph the term Grantor shall mean and refer to (i) the partners, agents and employees of Grantor; (ii) the officers, directors, employees and agents of general partners of Grantor or partners thereof; (iii) any successors or assigns of Grantor; and (iv) any successors and assigns of Grantor's interest in the Property. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, limited partnerships, corporations, or other entities holding under or through Grantee.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns, forever.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer
this 29th day of September, 20 03.

GRANTOR:

HIGHLAND LAKES PROPERTIES, LTD.

an Alabama Limited Partnership

By: Eddleman Properties, Inc.

Its General Partner

By:


Douglas D. Eddleman,
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 Douglas D. Eddleman, whose name as President of Eddleman Properties, Inc., an Alabama Corporation, which is General Partner of HIGHLAND LAKES PROPERTIES, LTD., an Alabama Limited Partnership, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said Corporation acting in its capacity as general partner of said limited partnership.

Given under my hand and official seal of office this the 29th day of September 20 03.


NOTARY PUBLIC

My Commission expires: 6-5-2007

EXHIBIT "A"

A parcel of land to be known as Highland Lakes 27th Sector, an Eddleman Community, situated in Section 9, Township 19 South, Range 1 West, being more particularly described as follows:

Commence at a 5/8 inch open top iron found locally accepted to be the Southeast corner of the Northwest quarter of the Southeast quarter of said Section 9; thence run North along the East line of said quarter-quarter section for a distance of 1,330.36 feet to a 1 inch open top iron found locally accepted to the Northeast corner of said quarter-quarter section; thence turn an angle to the left of 34 degrees, 37 minutes, 28 seconds and run in a Northwesterly direction for a distance of 373.55 feet to the point of beginning; thence turn an angle to the left of 43 degrees, 19 minutes, 17 seconds and run in a Northwesterly direction for a distance of 100.36 feet to a point; thence turn an angle to the left of 03 degrees, 14 minutes, 53 seconds and run in a Northwesterly direction for a distance of 283.11 feet to the Southeast corner of Lot 712 of Highland Lakes 7th Sectors, as recorded in Map Book 20, on Page 58 A, B & C, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 96 degrees, 58 minutes, 00 seconds and run in a Northeasterly direction along the Southeast line of Lots 712, 711 and 710 in said Highland Lakes 7th Sector for distance of 452.85 feet to the Southeast corner of Lot 846 of Highland Lakes 8th Sector, as recorded in Map Book 23, on Page 145, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 02 degrees, 14 minutes, 24 seconds and run in a Northeasterly direction along the Southeast line of Lots 846, 845 and 844 in said Highland Lakes 8th Sector for a distance of 405.25 feet to the Southeast corner of 843 in said Highland Lakes 8th Sector; thence turn an angle to the left of 00 degrees, 42 minutes, 56 seconds and run in a Northeasterly direction along the Southeast line of said Lot 843 for a distance of 120.20 feet to the Southeast corner of Lot 842 in said Highland Lakes 8th Sector; thence turn an angle to the right of 16 degrees, 02 minutes, 19 seconds and run in a Northeasterly direction along the Southeast line of said Lot 842 for a distance of 188.88 feet to the South right of way line of Highland Lakes Road in said Highland Lakes 8th Sector, said point being on a curve to the left, having a central angle of 27 degrees, 21 minutes, 11 seconds and a radius of 520.00 feet; thence turn an angle to the right to the tangent of said curve of 90 degrees, 00 minutes, 00 seconds and run in a Southeasterly direction along the arc of said curve and also along said South right of way line for a distance of 248.25 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along said South right of way line for a distance of 62.18 feet to a point; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Southerly direction for a distance of 203.48 feet to a point; thence turn an angle to the right of 26 degrees, 07 minutes, 54 seconds and run in a Southwesterly direction for a distance of 92.20 feet to a point; thence turn an angle to the left of 12 degrees, 31 minutes, 44 seconds and run in a Southwesterly direction for a distance of 540.00 feet to a point; thence turn an angle to the left of 14 degrees, 02 minutes, 10 seconds and run in a Southeasterly direction for a distance of 103.08 feet to a point; thence turn an angle to the right of 17 degrees, 14 minutes, 03 seconds and run in a Southwesterly direction for a distance of 211.94 feet to the point of beginning; said parcel of land containing 9.692 acres, more or less.