


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)


20040524000272220 Pg 1/4 167.50
Shelby Cnty Judge of Probate, AL
05/24/2004 08:43:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

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 24TH SECTOR.**

Mineral and mining rights excepted.

The above property is conveyed subject to:

to \$1-
147085.33

(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 2004 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.

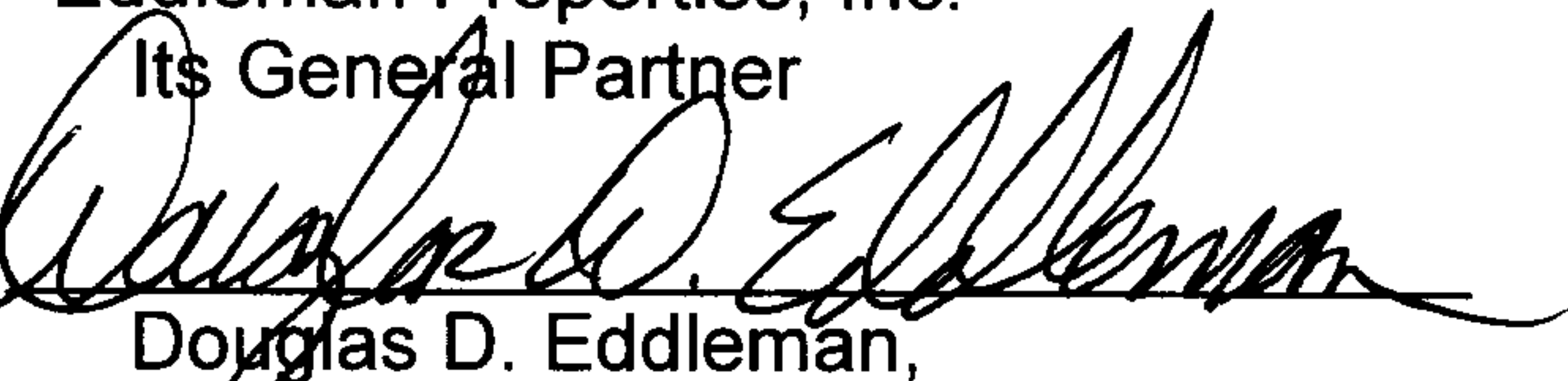
TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this 26th day of April, 2004.

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 26th day of April, 2004.



NOTARY PUBLIC
My Commission expires: 6-5-2007

EXHIBIT "A"
Highland Lakes 24th Sector
(for identification purposes only)

A parcel of land situated in the South ½ of Section 9, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of Lot 1520, Highland Lakes, 15th Sector, an Eddleman Community, as recorded in Map Book 23, on Page 133, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Northwesterly direction along the Northeast line of said Lot 1520 for a distance of 25.98 feet to the Southwest corner of Lot 731, Highland Lakes 7th Sector, an Eddleman Community, 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 99 degrees, 25 minutes, 00 seconds and run in a Northeasterly direction along the Southeast line of said Lot 731 and Lot 730 in said Highland Lakes 7th Sector for a distance of 305.31 feet to the Southwest corner of Lot 729 in said Highland Lakes 7th Sector; thence turn an angle to the left of 11 degrees, 11 minutes, 05 seconds and run in a Northeasterly direction along the Southeast line of said Lot 729 and Lot 725 in said Highland Lakes 7th Sector for a distance of 304.43 feet to a point on the Southwest right of way of a private road Bristol Lane in said Highland Lakes 7th Sector; thence continue along last stated course crossing said Bristol Lane for a distance of 60.00 feet to a point on the Northeast right of way line of said Bristol Lane a private roadway and also on a curve to the right, having a central angle of 03 degrees, 31 minutes, 02 seconds and a radius of 235.18 feet; thence turn an angle to the left to the tangent of said curve of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction along the arc of said curve and also along said Northeast right of way line for a distance of 14.44 feet to a point; thence run tangent to last stated curve in a Northwesterly direction along said Northeast right of way line for a distance of 53.96 feet to the Southwest corner of Lot 724 in said Highland Lakes 7th Sector; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction along the Southeast line of said Lot 724 for a distance of 162.11 feet to the Southeast corner of Lot 724 in said Highland Lakes 7th Sector; thence turn an angle to the left of 06 degrees, 27 minutes, 23 seconds and run in Northeasterly direction along the Southeast line of Lot 723 in said Highland Lakes 7th Sector for a distance of 157.26 feet to a point on the Southwest line of Lot 2301, Highland Lakes 23rd Sector, an Eddleman Community, as recorded in Map Book 32, on Page 19, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 69 degrees, 27 minutes, 07 seconds and run in a Southeasterly direction along the Southwest line of said Lot 2301 and an extension thereof for a distance of 174.04 feet to a point; thence turn an angle to the right of 31 degrees, 23 minutes, 37 seconds and run in a Southeasterly direction for a distance of 266.63 feet to a point; thence turn an angle to the right of 49 degrees, 01 minutes, 56 seconds and run in a Southwesterly direction for a distance of 65.00 feet to a point; thence turn an angle to the right of 08 degrees, 07 minutes, 03 seconds and run in a Southwesterly direction for a distance of 102.98 feet to a point; thence turn an angle to the right of 16 degrees, 55 minutes, 45 seconds and run in a Southwesterly direction for a distance of 84.95 feet to a point; thence turn an angle to the right of 09 degrees, 31

minutes, 42 seconds and run in a Southwesterly direction for a distance of 176.04 feet to a point; thence turn an angle to the left of 20 degrees, 39 minutes, 15 seconds and run in a Southwesterly direction for a distance of 229.40 feet to a point; thence turn an angle to the right of 42 degrees, 25 minutes, 58 seconds and run in a Northwesterly direction for a distance of 71.16 feet to a point; thence turn an angle to the left of 50 degrees, 14 minutes, 25 seconds and run in a Southwesterly direction for a distance of 8.11 feet to a point; thence turn an angle to the left of 69 degrees, 14 minutes, 15 seconds and run in a Southeasterly direction for a distance of 38.27 feet to a point; thence turn an angle to the right of 105 degrees, 46 minutes, 55 seconds and run in a Southwesterly direction for a distance of 267.75 feet to a point; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Southeasterly direction for a distance of 30.97 feet to a point on a curve to the left, having a central angle of 46 degrees, 34 minutes, 03 seconds and a radius of 25.00 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 20.32 feet to a point on a reverse curve to the right, having a central angle to the right, having a central angle of 107 degrees, 12 minutes, 05 seconds and a radius of 55.00 feet; thence run in a Southeasterly to Southwesterly direction along the arc of said curve for a distance of 102.91 feet to a point; thence turn an angle to the left from the tangent of last stated curve of 90 degrees, 00 minutes, 00 seconds and run in a Southeasterly direction for a distance of 174.27 feet to a point; thence turn an angle to the right of 73 degrees, 49 minutes, 07 seconds and run in a Southwesterly direction for a distance of 24.30 feet to a point; thence turn an angle to the right of 37 degrees, 10 minutes, 53 seconds and run in a Southwesterly direction for a distance of 123.00 feet to a point; thence turn an angle to the right of 29 degrees, 35 minutes, 28 seconds and run in a Northwesterly direction for a distance of 85.77 feet to a point; thence turn an angle to the left of 18 degrees, 55 minutes, 26 seconds and run in a Southwesterly direction for a distance of 182.77 feet to a point; thence turn an angle to the right of 101 degrees, 17 minutes, 09 seconds and run in a Northeasterly direction for a distance of 512.90 feet to a point; thence turn an angle to the left of 06 degrees, 06 minutes, 25 seconds and run in a Northwesterly direction for a distance of 161.14 feet to a point; thence turn an angle to the right of 04 degrees, 51 minutes, 05 seconds and run in a Northerly direction for a distance of 133.53 feet to the point of beginning; said parcel of land containing 15.042 acres, more or less.