


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)


20040709000381100 Pg 1/5 239.50
Shelby Cnty Judge of Probate,AL
07/09/2004 15:01:00 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 22ND SECTOR,
PHASE I.**

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 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.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

CLAYTON T. SWEENEY, ATTORNEY AT LAW

~~IN WITNESS WHEREOF~~, the said Grantor has hereunto set its hand by its duly authorized officer
this 21st day of June, 2004.

GRANTOR:

HIGHLAND LAKES PROPERTIES, LTD.

an Alabama Limited Partnership

By: Eddleman Properties, Inc.

Its General Partner

By:

Douglas D. Eddleman
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 21st day of June, 2004.

Donna D. Rainey
NOTARY PUBLIC

My Commission expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 1, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT "A"

Highland Lakes 22nd Sector, Phase I (for identification purposes only)

A parcel of land situated in the Southwest quarter of the Southeast quarter and the Southwest quarter of the Southwest quarter of Section 9, Township 19 South, Range 1 West and in the Northeast quarter of the Northwest quarter of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 16 said point also being the Northwest corner of Lot 14, Birch Creek, as recorded in Map Book 27, on Page 143, Shelby County, Alabama; thence run South along the East line of said quarter-quarter Section and along the West line of said Lot 14 for a distance of 129.04 feet to a point; thence turn an angle to the right of 87 degrees, 20 minutes, 49 seconds and run in a Westerly direction for a distance of 179.36 feet to a point on a curve to the left, having a central angle of 03 degrees, 47 minutes, 31 seconds and a radius of 357.58 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 23.66 feet; thence run in a Southwesterly direction for a distance of 121.91 feet to a point; thence turn an angle to the left of 49 degrees, 08 minutes, 22 seconds and run in a Southwesterly direction for a distance of 76.21 feet to a point; thence turn an angle to the right of 25 degrees, 32 minutes, 46 seconds and run in a Southwesterly direction for a distance of 156.03 feet to a point; thence turn an angle to the left 10 degrees, 02 minutes, 36 seconds and run in a Southwesterly direction for a distance of 73.74 feet to a point; thence turn an angle to the left of 10 degrees, 02 minutes, 34 seconds and run in a Southwesterly direction for a distance of 73.74 feet to a point; thence turn an angle to the left of 10 degrees, 02 minutes, 34 seconds and run in a Southwesterly direction for a distance of 73.74 feet to a point; thence turn an angle to the left of 10 degrees, 02 minutes, 34 seconds and run in a Southwesterly direction for a distance of 73.74 feet to a point; thence turn an angle to the right of 88 degrees, 01 minutes, 12 seconds and run in a Northwesterly direction for a distance of 211.38 feet to a point on a curve to the right, having a central angle of 05 degrees, 30 minutes, 18 seconds and a radius of 631.24 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 60.65 feet to a point; thence turn radial to last stated curve and run in a Northwesterly direction for a distance of 231.26 feet to a point on the East line of Lot 1714A, Highland Lakes 17th Sector, an Eddleman Community, as recorded in Map Book 27, on Page 90 A & B; thence turn an angle to the right of 94 degrees, 18 minutes, 22 seconds and run in a Northeasterly direction along the East line of said Lot 1714A and also along the East line of Lot 1713A in said Highland Lakes 17th Sector for a distance of 130.17 feet to a point on the East line of said Lot 1713A; thence turn an angle to the left of 17 degrees, 50 minutes, 42 seconds and run in a Northerly direction along the East line of said Lot 1713A through 1710A, in said Highland Lakes 17th Sector for a distance of 241.18 feet to

a point on the East line of said Lot 1710A; thence turn an angle to the right of 86 degrees, 45 minutes, 53 seconds and run in an Easterly direction for a distance of 218.21 feet to a point; thence turn an angle to the left of 17 degrees, 16 minutes, 35 seconds and run in a Northeasterly direction for a distance of 189.81 feet to a point; thence turn an angle to the left of 10 degrees, 20 minutes, 06 seconds and run in a Northeasterly direction for a distance of 107.34 feet to a point; thence turn an angle to the left of 12 degrees, 47 minutes, 02 seconds and run in a Northeasterly direction for a distance of 62.10 feet to a point; thence turn an angle to the left of 47 degrees, 02 minutes, 23 seconds and run in a Northerly direction for a distance of 103.42 feet to a point; thence turn an angle to the right of 11 degrees, 00 minutes, 22 seconds and run in a Northeasterly direction for a distance of 41.76 feet to a point; thence turn an angle to the left of 10 degrees, 39 minutes, 22 seconds and run in a Northerly direction for a distance of 302.98 feet to a point; thence turn an angle to the right of 10 degrees, 43 minutes, 36 seconds and run in a Northeasterly direction for a distance of 279.60 feet to a point; thence turn an angle to the right of 10 degrees, 39 minutes, 31 seconds and run in a Northeasterly direction for a distance of 22.22 feet to a point; thence turn an angle to the right of 07 degrees, 29 minutes, 56 seconds and run in a Northeasterly direction for a distance of 93.65 feet to a point; thence turn an angle to the right of 08 degrees, 40 minutes, 39 seconds and run in a Northeasterly direction for a distance of 156.96 feet to a point; thence turn an angle to the left of 38 degrees, 51 minutes, 15 seconds and run in a Northwesterly direction for a distance of 252.66 feet to a point; thence turn an angle to the left of 16 degrees, 06 minutes, 35 seconds and run in a Northwesterly direction for a distance of 92.55 feet to a point at the Southwest corner of Lot 1519, 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 turn an angle to the right of 103 degrees, 28 minutes, 30 seconds and run in a Northeasterly direction along the South line of said Lot 1519 for a distance of 220.00 feet to a point on the East right of way of Sheffield Lane, as recorded in said Highland Lakes 15 Sector; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction along said right of way for a distance of 6.56 feet to a point on a curve to the left, having a central angle of 06 degrees, 41 minutes, 08 seconds and a radius of 462.61 feet; thence run in a Northwesterly direction along the arc of said curve and along the East right of way line for a distance of 53.98 feet to a point at the Southwest corner of Lot 1520 in said Highland Lakes 15th Sector; thence turn radial to last stated curve and run in a Northeasterly direction along the South line of Lot 1520 for a distance of 195.79 feet to a point on the West line of Lot 2420, Highland Lakes 24th Sector, an Eddleman Community, as recorded in Map Book 33, on Page 24; thence turn an angle to the right of 101 degrees, 32 minutes, 52 seconds and run in a Southwesterly direction along the West line of said Lot 2420 for a distance of 133.53 feet to a point; thence turn an angle to the left of 04 degrees, 51 minutes, 05 seconds and run in a Southeasterly direction along the West line of said Lot 2420 and also along the West line of Lot 2419 in said Highland Lakes 24th Sector for a distance of 161.14 feet to a point on the West line of said Lot 2419; thence turn an angle the right of 06 degrees, 06 minutes, 25 seconds and run in Southwesterly direction along the West line of Lots 2419 through 2416 in said Highland Lakes 24th Sector for a distance of 371.69 feet to a point on the West line of said Lot 2416; thence turn an angle to the right of 112 degrees, 22 minutes, 11 seconds and run in a Northwesterly direction for a

distance of 235.81 feet to a point on a curve to the right, having a central angle of 08 degrees, 30 minutes, 46 seconds and a radius of 553.02 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 82.17 feet to a point on a curve to the left, having a central angle of 07 degrees, 27 minutes, 35 seconds and a radius of 600.93 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 78.24 feet to a point; thence turn radial to last stated curve and run in a Southeasterly direction for a distance of 192.82 feet to a point; thence turn an angle to the right of 77 degrees, 17 minutes, 44 seconds and run in a Southwesterly direction for a distance of 287.66 feet to a point; thence turn an angle to the right of 74 degrees, 09 minutes, 51 seconds and run in a Westerly direction for a distance of 163.91 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 133.24 feet to a point; thence turn an angle to the left of 89 degrees, 15 minutes, 58 seconds and run in an Easterly direction for a distance of 159.43 feet to a point; thence turn an angle to the left of 08 degrees, 26 minutes, 59 seconds and run in a Northeasterly direction for a distance of 308.96 feet to a point; thence turn an angle to the right of 45 degrees, 09 minutes, 36 seconds and run in a Southeasterly direction for a distance of 103.03 feet to a point; thence turn an angle to the right of 42 degrees, 28 minutes, 48 seconds and run in a Southeasterly direction for a distance of 176.98 feet to a point; thence turn an angle to the right of 05 degrees, 29 minutes, 56 seconds and run in a Southeasterly direction for a distance of 151.66 feet to a point on the North line of Lot 15 in said Birch Creek; thence turn an angle to the right of 96 degrees, 45 minutes, 03 seconds and run in a Westerly direction along said North line and said Lot 14 for a distance of 335.26 feet to the point of beginning; said parcel of land containing 23.6 acres, more or less.