20050405000156680 1/2 $89.00
Shelby Cnty Judge of Probate,AL
04/05/2005 12:07:33PM FILED/CERT

SEND TAX NOTICE TO: TODD M. CARROLL
1004 LOCKSLEY CIRCLE
BIRMINGHAM, ALABAMA 35242

CORPORATION WARRANTY DEED, INDIVIDUAL

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of $375,000.00 and other valuable considerations to the undersigned GRANTOR, **OAK BLUFF ENTERPRISES, INC., a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto TODD M. CARROLL, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, State of Alabama, to-wit:**

SEE LEGAL DESCRIPTION ATTACHED HERETO ON EXHBIIT "A"

$300,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns , and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, **OAK BLUFF ENTERPRISES, INC.**, a corporation, has caused this instrument to be executed by MICHAEL R. CARROLL its duly authorized PRESIDENT and its corporate seal of said corporation to be here unto affixed and attested by its duly authorized officer this 25th day of March, 2005.

ATTEST:

OAK BLUFF ENTERPRISES, INC.

BY: Michael R. Carroll
Its MICHAEL R. CARROLL, PRESIDENT

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that MICHAEL R. CARROLL whose name as PRESIDENT of **OAK BLUFF ENTERPRISES, INC.**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 25th day of March, 2005.

Christopher P. Moseley
Notary Public

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/27/05

Prepared by
CHRISTOPHER P MOSELEY
MOSELEY & ASSOCIATES, P C
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

20050405000156680 2/2 $89.00
Shelby Cnty Judge of Probate,AL
04/05/2005 12:07:33PM FILED/CERT

EXHIBIT "A"

LOT 1443, ACCORDING TO THE MAP OF HIGHLAND LAKES, 14TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 30, PAGE 74 A & B, IN THE PROBATE OFFICE OF 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 INSTRUMENT #1996-17543 AND FURTHER AMENDED IN INSTRUMENT #1999-31095, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 14TH SECTOR, RECORDED AS INSTRUMENT #20021101000539740, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

SITUATED IN SHELBY COUNTY, ALABAMA.

This being that same property conveyed from Highland Lakes Development, Ltd, an Alabama Limited Partnership to Oak Bluff Enterprises, Inc. by deed dated 12/04/2002 and recorded 12/13/2002 in Instrument 20021213000623970.

Shelby County, AL 04/05/2005
State of Alabama

Deed Tax:$75.00