

This instrument was prepared by:
Gail Livingston Mills
Burr & Forman LLP
420 North 20th Street, Suite 3100
Birmingham, AL 35203

Send Tax notice to:
H & E Wise, L.L.C.
425 Michael Lane
Birmingham, AL 35213

STATE OF ALABAMA)

SHELBY COUNTY)

\$ 350,000

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor **HOWARD LAKE PROPERTIES LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **H & E WISE, L.L.C.**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain parcel of real estate situated in Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the West half of the Southwest Quarter of Section 20, Township 18 South, Range 2 East, Shelby County, Alabama; thence run South 89 degrees 39 minutes 17 seconds West, 1138.61 feet; thence South 30 degrees 06 minutes 00 seconds West, 1591.50 feet to the point of beginning; thence South 82 degrees 14 minutes 09 seconds West, 1507.72; thence South 12 degrees 22 minutes 00 seconds West, 287.38 feet; thence South 17 degrees 10 minutes 30 seconds East, 183.46 feet; thence South 04 degrees 32 minutes 20 seconds West, 149.21 feet; thence North 88 degrees 58 minutes 12 seconds East, 1055.62 feet; thence North 30 degrees 06 minutes 00 seconds East, 912.50 feet to the point of beginning. Constituting 20.04 acres, more or less.

Together with rights of ingress, egress, and utilities for the benefit of the Property created and existing that certain Declaration of Easements for Ingress, Egress, and Utilities, dated April 14, 2005, from the Grantor, as the declarant thereunder, recorded as Instrument No. 20050415000178490 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office").

Subject, however, to the following:

1. Ad valorem taxes for the current year and for all subsequent years;
2. Declaration of Easements, Protective Covenants, and Restrictions for Pioneer Lake, a Recreational/Residential Subdivision, dated April 14, 2005, from the Grantor, as the declarant thereunder, recorded as Instrument No. 20050415000178500 in the Probate Office;
3. Transmission Line Permit to Alabama Power Company, recorded in Misc. Book 99, Page 345, and Deed Book 146, Page 398 in the Probate Office, and as shown on Survey of James A. Riggins, Reg. No. 9428, dated March 7, 1999, being a 100 foot right of way;

5. Riparian rights and rights of others to the use of Hurricane Creek and Pioneer Lake;
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including rights set out in Deed Book 121, Page 294 and Deed Book 355, Page 694 in the Probate Office;
7. Rights of others in and to the use of the easements as set out in the Declaration of Easements for Ingress, Egress and Utilities, as set out in instrument recorded as Inst. # 20050415000178490 in Probate Office;
8. Rights of others in and to the use of the common areas as shown on survey of James A. Riggins dated March 7, 1999, and as contained in the Articles of Incorporation of and By-Laws of the Pioneer Lake Residential Association, Inc., as recorded as Inst. # 20050415000178610 in Probate Office; and
9. Subject to terms and conditions of that certain Mortgage from Howard Lake Properties, LLC to Alabama Banker's Bank dated April 14, 2005, covering the "Common Area Parcel" as shown by Inst. No. 20050415000178530 in Probate Office.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with every contingent remainder and right of reversion. Grantor does hereby covenant with the Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized member on this 20th day of June, 2005.


GRANTOR:

HOWARD LAKE PROPERTIES LLC
an Alabama limited liability company

By: C. Doug Howard
C. Doug Howard
Its Sole Member

[ACKNOWLEDGEMENT ON FOLLOWING PAGE]

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


20050622000310910 3/3 \$370.00
Shelby Cnty Judge of Probate, AL
06/22/2005 12:34:16PM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that C. Doug Howard, whose name as sole member of **HOWARD LAKE PROPERTIES LLC**, an Alabama limited liability company, 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, as such member, and with full authority, executed the same voluntarily for and as the act of said limited liability company as of the day the same bears date.

Given under my hand this 20th day of June, 2005.

Gail L. Mills
Notary Public GAIL L. MILLS
My Commission Expires 2/26/06

Shelby County, AL 06/22/2005
State of Alabama

Deed Tax: \$350.00