



20050909000468300 1/1 \$939.50  
Shelby Cnty Judge of Probate,AL  
09/09/2005 12:53:43PM FILED/CERT

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Albert Auyang  
118 Swan Lake Circle  
Birmingham, Alabama 35242

STATE OF ALABAMA )  
  :  
  )  
COUNTY OF SHELBY )                   **STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Nine Hundred Twenty-Eight Thousand Five Hundred Three and 87/100 (\$928,503.87)**, and other good and valuable consideration, this day in hand paid to the undersigned **Oak Bluff Enterprises, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Albert Auyang**, an unmarried man(hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 160, according to the Map of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, page 37 A, B, C, D, E, F, & G, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

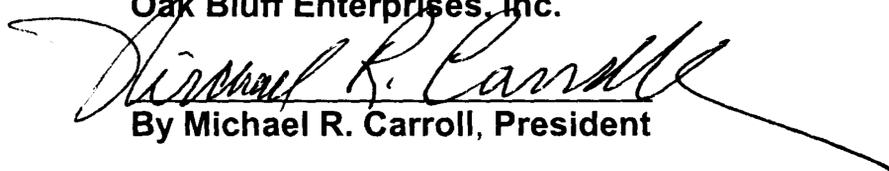
Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Instrument No. 1994-07112 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject To:  
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **2nd** day of **September, 2005**.

**Oak Bluff Enterprises, Inc.**

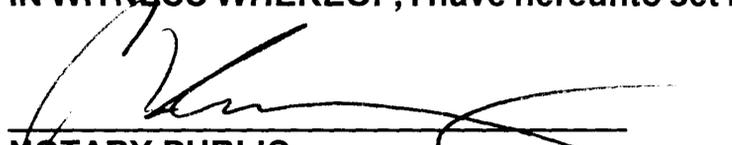
  
By Michael R. Carroll, President

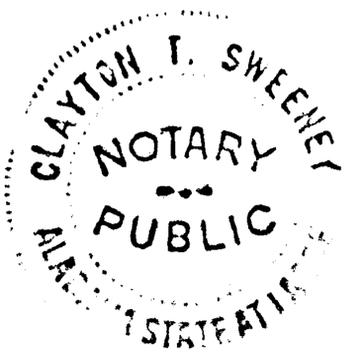
Shelby County, AL 09/09/2005  
State of Alabama  
Deed Tax:\$928.50

STATE OF ALABAMA )  
  :  
  )  
COUNTY OF JEFFERSON )

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., an Alabama corporation**, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **2nd** day of **September, 2005**.

  
NOTARY PUBLIC  
My Commission Expires: **6-5-2007**



CLAYTON T. SWEENEY, ATTORNEY AT LAW