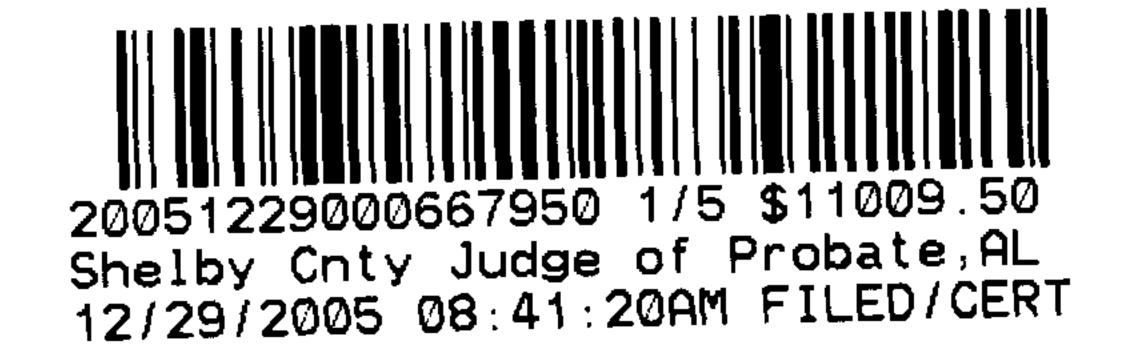
This instrument was prepared by: Clayton T. Sweeney, Esquire 2700 Highway 280 East Suite 160 Birmingham, Alabama 35223

STATE OF ALABAMA )
COUNTY OF SHELBY )

Send Tax Notice to: The Village at Highland Lakes, Inc. 2700 Highway 280 East, Suite 425 Birmingham, AL 35223



## STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN and NO/100 Dollars (\$10.00) to the undersigned grantor, THE VILLAGE AT HIGHLAND LAKES, 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 THE VILLAGE AT HIGHLAND LAKES, LTD., an Alabama limited partnership, by these presents, grant, bargain, sell and convey unto THE VILLAGE AT HIGHLAND LAKES, INC., an Alabama Corporation (hereinafter referred to as "Grantee", whether one or more), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

# EXHIBITS "A" AND "B" ARE ATTACHED HERETO AND MADE A PART HEREOF.

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 2006 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, permitees, 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 noncontiguous. 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 successors and assigns, forever.

Shelby County, AL 12/29/2005 State of Alabama

Deed Tax:\$10986.50

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized General Partner by its duly authorized Managing Member this \_\_/\_\_\_ day of December, 2005.

### GRANTOR:

THE VILLAGE AT HIGHLAND LAKES, LTD.

an Alabama Limited Partnership

By: Eddleman Properties, LLC., an Alabama Limited Liability Company, Its General Partner

Douglas D. Eddleman, Managing Member

The Village at Highland Lakes Garden Home Sector- acreage

20051229000667950 2/5 \$11009.50 Shelby Cnty Judge of Probate, AL 12/29/2005 08:41:20AM FILED/CERT

## STATE OF ALABAMA COUNTY OF JEFFERSON)

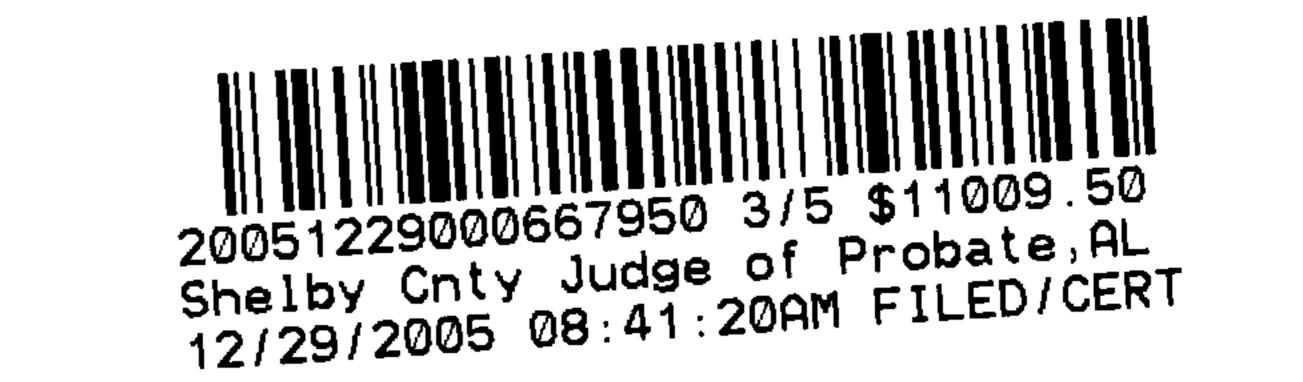
I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as Managing Member of Eddleman Properties, LLC., an Alabama Limited Liability Company, which is General Partner of THE VILLAGE AT HIGHLAND LAKES, LTD., an Alabama Limited Partnership, 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 Managing Member, and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company acting in its capacity as general partner of said limited partnership.

Given under my hand and official seal of office this the

My Commission expires:

MY COMMISSION EXPIRES JANUARY 23, 2008

## EXHIIBIT "A"



A tract of land situated in Section 3, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of said Section 3 and run North 89 20'02" East along the north line of said Section 3 for 894.02 feet to the POINT OF BEGINNING of the tract of land herein described; thence continue along the last described course for 1780.76 feet; thence run South 00 26'35" East for 235.36 feet to a point on the southerly right of way line of Fowler Lake Road; thence run South 68 36'43" East along said right of way line for 289.41 feet to a point on the westerly right of way line of Shelby County Road #41; thence run South 15 07'19" West along said right of way line for 533.36 feet to the point of beginning of a curve to the left, said curve having a radius of 5549.44 feet; thence run along said curve and said right of way line a chord bearing of South 13 32'27" West for 306.27 feet; thence run North 76 03'28" West for 1040.70 feet; thence run South 68 11'15" West for 374.60 feet; thence run North 31 05'34" West for 218.46 feet; thence run North 41 38'14" West for 213.33 feet; thence run North 62 40'04" West for 107.63 feet; thence run South 39 56'37" West for 172.44 feet to a point on a curve to the left, said curve having a radius of 1160.89 feet; thence run along said curve a chord bearing of North 52 24'05" West for 95.03 feet to the end of said curve and the point of beginning of a curve to the right, said curve having a radius of 25.00 feet; thence run along said curve a chord bearing of North 10 35'32" West for 38.53 feet; thence run North 57 24'04" West for 60.01 feet to the point of beginning of a curve to the right, said curve having a radius of 25.00 feet; thence run along said curve a chord bearing of South 76 08'20" West for 37.16 feet to the end of said curve and the point of beginning of a curve to the left, said curve having a radius of 401.62 feet; thence run along said curve a chord bearing of North 74 38'38" West for 187.29 feet; thence run North 28 31'04" East for 673.69 feet to the point of beginning.

Said tract of land having an area of 1,922,483 square feet or 44.13 acres.

#### **EXHIBIT "B"**

A tract of land situated in the West 1/2 of Section 3, Township 19 South, Range 1 West being more particularly described as follows:

Commence at the southwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 3. Township 19 South, Range 1 West and run North 89 31'52" East along the south line of said 1/4 - 1/4 section for 71.94 feet to the POINT OF BEGINNING; thence run North 00 28'08" West for 225.60 feet; thence run North 18 05'51" East for 100.98 feet; thence run North 09 51'30" East for 63.22 feet; thence run North 02 32'43" East for 270.00 feet; thence run North 17 51'02" West for 152.14 feet; thence run North 23 05'56" West for 143.78 feet; thence run North 25 09'08" West for 95.49 feet; thence run North 14 22'57" West for 125.45 feet; thence run North 00 01'46" West for 122.19 feet; thence run North 06 07'41" East for 122.12 feet; thence run North 18 28'59" East for 177.98 feet to the point of curve of a non tangent curve to the right, of which the radius point lies South 18 28'59" West, a radial distance of 1,417.09 feet; thence easterly along the arc, through a central angle of 05 58'54", a distance of 147.95 feet to a point of reverse curve to the left having a radius of 25.00 feet and a central angle of 89 09'26"; thence easterly along the arc, a distance of 38.90 feet; thence run North 25 18'27" East for 12.96 feet to a point of curve to the right having a radius of 305.00 feet and a central angle of 41 44'17"; thence northeasterly along the arc a distance of 222.18 feet; thence run North 67 02'44" East for 17.71 feet to a point of curve to the left having a radius of 25.00 feet and a central angle of 95 50'21"; thence northerly along the arc a distance of 41.82 feet to a point of compound curve to the left having a radius of 295.00 feet and a central angle of 21 46'17"; thence northwesterly along the arc, a distance of 112.09 feet; thence run North 39 26'06" East for 233.93 feet; thence run South 69 50'33" East for 56.48 feet; thence run North 40 31'05" East for 312.40 feet; thence run North 51 04'09" East for 238.86 feet to a point of curve to the left having a radius of 391.50 feet and a central angle of 52 30'02"; thence northeasterly along the arc a distance of 358.73 feet; thence run North 01 25'53" West for 65.39 feet to a point of curve to the right having a radius of 285.00 feet and a central angle of 17 53'57"; thence northerly along the arc a distance of 89.03 feet; thence run North 16 28'05" East for 16.12 feet to a point of curve to the left having a radius of 125.00 feet and a central angle of 63 52'28"; thence northerly along the arc a distance of 139.35 feet; thence run North 47 24'23" West for 103.43 feet to a point of curve to the right having a radius of 385.00 feet and a central angle of 34 31'30"; thence northwesterly along the arc a distance of 231.99 feet; thence run North 12 52'53" West for 67.01 feet to a point of curve to the right having a radius of 335.00 feet and a central angle of 14 37'01"; thence northerly along the arc a distance of 85.46 feet; thence run North 01 44'08" East for 67.49 feet to a point of curve to the right having a radius of 285.00 feet and a central angle of 10 53'58"; thence northerly along the arc a distance of 54.22 feet; thence run North 12 38'06" East for 334.38 feet to a point of curve to the right having a radius of 185.00 feet and a central angle of 23 50'58"; thence northeasterly along the arc a distance of 77.01 feet; thence run North 36 29'04" East for 140.76 feet; thence run North 69 09'20" East for 112.95 feet to a point of curve to the right having a radius of 25.00 feet and a central angle of 85 37'22"; thence easterly along the arc a distance of 37.36 feet; thence run North 25 13'18" West for 80.75 feet to the point of curve of a non tangent curve to the right, of which the radius point lies South 64 46'42" West, a radial distance of 25.00 feet; thence southerly along the arc, through a central angle of 92 07'40", a distance of 40.20 feet; thence run South 66 54'22" West for 114.50 feet; thence run South 77 56'58" West for 111.36 feet to a point of curve to the right having a radius of 485.00 feet and a central angle of 13 46'59"; thence westerly along the arc a distance of 116.67 feet; thence run North 88 16'03" West for 28.09 feet; thence run North 18 42'07" West for 429.84 feet; thence run North 33 33'44" East for 207.83 feet; thence run North 56 26'16" West for 38.96

feet to a point of curve to the left having a radius of 341.62 feet and a central angle of 13 18'28"; thence northwesterly along the arc a distance of 79.35 feet; thence run North 20 15'16" East for 60.00 feet to the point of curve of a non tangent curve to the right, of which the radius point lies South 20 15'16" West, a radial distance of 401.62 feet; thence southeasterly along the arc, through a central angle of 08 27'40", a distance of 59.31 feet to a point of reverse curve to the left having a radius of 25.00 feet and a central angle of 85 09'12"; thence easterly along the arc, a distance of 37.16 feet; thence run South 57 24'04" East for 60.01 feet to the point of curve of a non tangent curve to the left, of which the radius point lies South 56 26'16" East, a radial distance of 25.00 feet; thence southerly along the arc, through a central angle of 88 18'31", a distance of 38.53 feet to a point of reverse curve to the right having a radius of 1,160.89 feet and a central angle of 04 41'24"; thence southeasterly along the arc, a distance of 95.03 feet; thence run North 39 56'37" East for 172.44 feet; thence run South 62 40'04" East for 107.63 feet; thence run South 41 38'14" East for 213.33 feet; thence run South 31 05'34" East for 218.46 feet; thence run South 64 46'42" West for 200.00 feet; thence run South 25 13'18" East for 84.86 feet; thence run North 64 46'42" East for 140.00 feet; thence run South 25 13'18" East for 550.00 feet; thence run South 28 19'41" East for 122.31 feet; thence run South 24 10'59" East for 121.92 feet; thence run South 04 42'50" East for 196.41 feet; thence run South 02 45'19" West for 98.17 feet; thence run South 14 26'04" West for 210.04 feet; thence run North 63 38'19" West for 153.60 feet to the point of curve of a non tangent curve to the left, of which the radius point lies South 70 57'29" East, a radial distance of 167.44 feet; thence southerly along the arc, through a central angle of 05 30'43", a distance of 16.11 feet; thence run South 13 31'49" West for 29.30 feet to the point of curve of a non tangent curve to the left, of which the radius point lies South 81 20'34" East, a radial distance of 62.09 feet; thence southerly along the arc, through a central angle of 34 11'41", a distance of 37.06 feet to a point of compound curve to the left having a radius of 120.00 feet and a central angle of 38 58'27"; thence southeasterly along the arc, a distance of 81.63 feet to a point of compound curve to the left having a radius of 1,362.86 feet and a central angle of 09 48'34"; thence easterly along the arc, a distance of 233.33 feet; thence run North 55 03'16" East for 120.04 feet; thence run South 47 40'18" East for 56.77 feet; thence run South 34 56'44" East for 33.53 feet; thence run South 09 03'34" West for 37.22 feet to the point of curve of a non tangent curve to the left, of which the radius point lies North 09 03'34" East, a radial distance of 1,362.86 feet; thence easterly along the arc, through a central angle of 07 39'16", a distance of 182.07 feet; thence run South 88 35'42" East for 458.64 feet to a point of curve to the left having a radius of 25.00 feet and a central angle of 90 04'45"; thence northeasterly along the arc a distance of 39.30 feet to a point on the westerly right-of-way of Shelby County Highway No. 41; thence run South 01 19'33" West along said right-of-way line for 108.11 feet to a point on the southerly line of the Southeast 1/4 of the Northwest 1/4 of said Section 3; thence run South 89 25'32" West along the south line of said 1/4 - 1/4 section for 1,245.24 feet to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 3; thence run South 00 34'26" East along the east line of said 1/4 - 1/4 section for 1,325.15 feet; thence run South 50 40'02" West for 478.18 feet; thence run South 29 22'39" West for 214.54 feet to the point of curve of a non tangent curve to the left, of which the radius point lies North 23 41'20" East, a radial distance of 245.00 feet; thence easterly along the arc, through a central angle of 10 22'55", a distance of 44.39 feet; thence run South 13 18'25" West for 60.00 feet; thence run South 12 50'00" West for 160.34 feet; thence run South 29 01'17" West for 701.14 feet to a point on the south line of the Southwest 1/4 of the Southwest 1/4 of said Section 3; thence run South 89 31'52" West along the south line of said 1/4 - 1/4 section for 418.22 feet TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 3,395,152.55 Square feet or 77.94 Acres.