THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
William Jeffrey Honea
347 Highland View Drive
Birmingham, Alabama 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Nine Hundred Eighteen Thousand and 00/100 ($918,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Bedwell Development Corp., a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **William Jeffrey Honea and Emily O. Honea, husband and wife,** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 30-20, according to the Map of Highland Lakes, 30th Sector, an Eddleman Community, as recorded in Map Book 34 page 116 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 Highlan Lakes, a Residential Subdivision, recorded as Instrument 1994--07111 and amended as 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, 30th Sector, recorded as Instrument 20050531000260070 recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration"). Minerals and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

$734,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 27th day of April, 2007.

20070430000197190 1/1 $195.00
Shelby Cnty Judge of Probate, AL
04/30/2007 09:14:04AM FILED/CERT

Bedwell Development Corp.

Charles R. Bedwell Jr.

By: Charles R. Bedwell, Jr., President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles R. Bedwell, Jr., whose name as President of Bedwell Development Corp., a 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, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of April, 2007.

Katherine C. Nordbey
NOTARY PUBLIC
My Commission Expires: 8/16/09

Shelby County, AL 04/30/2007
State of Alabama
Deed Tax:$184.00