

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

Send Tax Notice To:
Highland Lakes Development, Ltd.
2700 Highway 280 East, Suite 425
Birmingham, Alabama 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Seventy-Seven Thousand Five Hundred and 00/100 (\$77,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **David Acton Building Corporation, an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Highland Lakes Development, Ltd., an Alabama limited partnership**, (hereinafter referred to as GRANTEES), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 22-108, according to the Survey of Highland Lakes, 22nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 94 A-C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

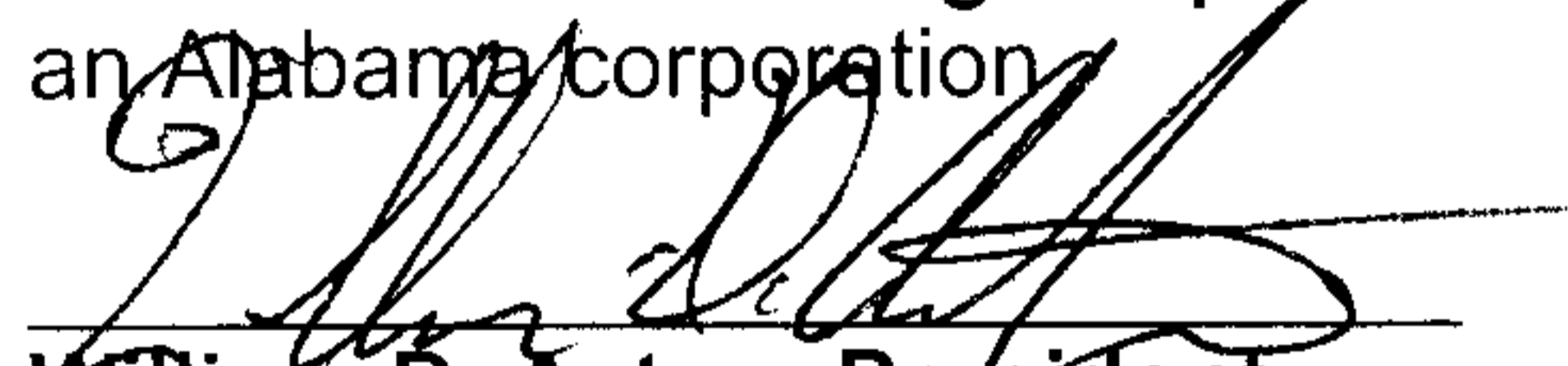
Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and further 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, 22nd Sector, Phase II, recorded as Instrument No. 20060605000263860 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Mineral and mining rights excepted.

Subject To:
Ad valorem taxes for 2009 and subsequent years not yet due and payable until October 1, 2009. 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 GRANTEES, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, executors and administrators, covenants with GRANTEES, and with GRANTEES' successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' successors and assigns forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **22nd** day of **December**, **2008**.

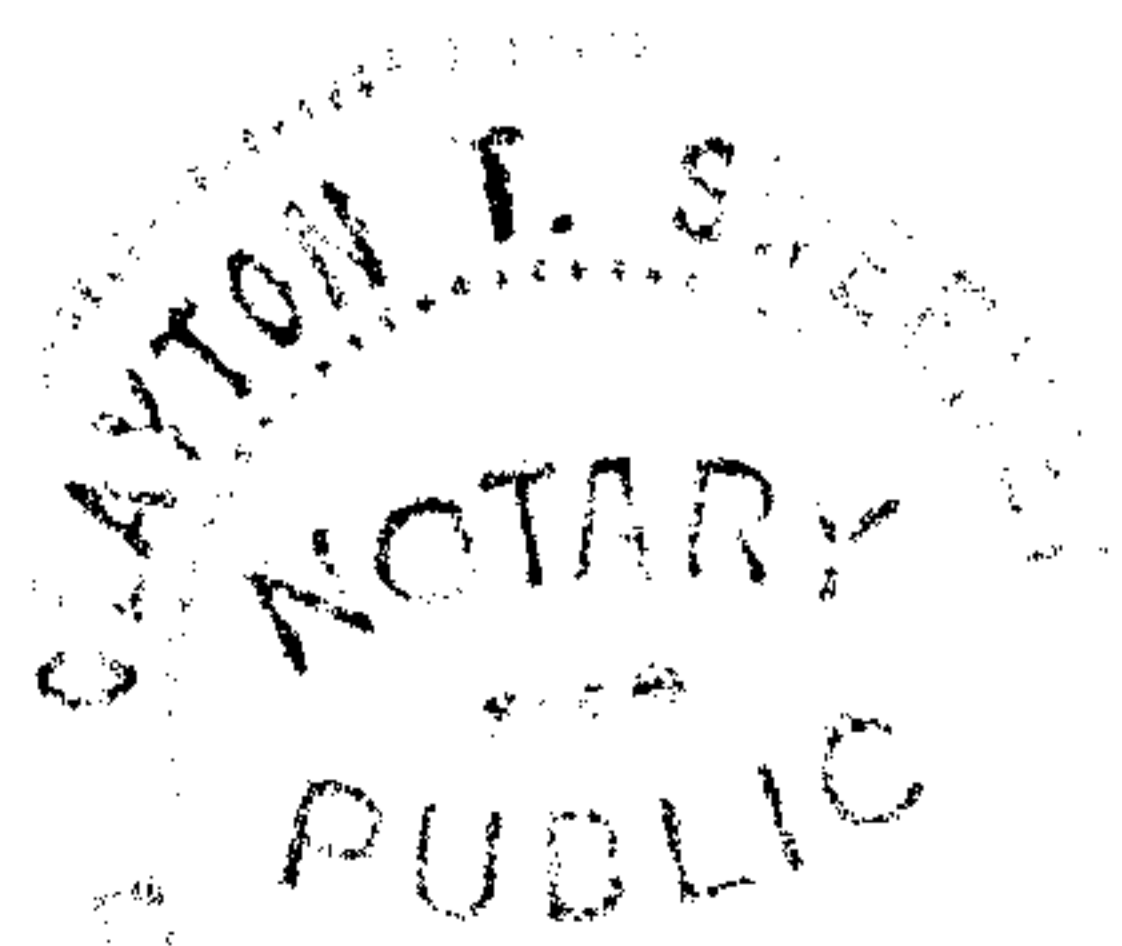
David Acton Building Corporation
an Alabama corporation

William D. Acton, President


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William D. Acton, whose name as President of David Acton Building Corporation, 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 **22nd** day of **December**, **2008**.


NOTARY PUBLIC
My Commission Expires: **6-5-2011**




20081230000479140 1/1 \$88.50
Shelby Cnty Judge of Probate, AL
12/30/2008 01:48:05PM FILED/CERT

Shelby County, AL 12/30/2008
State of Alabama

Deed Tax: \$77.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW