This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law

(Address) 728 Shades Creek Parkway, Suite 120
Birmingham, Alabama 35209

Send Tax Notice To: DONALD R. DAVIS
name 3000 Riverwood Terrace
Birmingham, Alabama 35242
address

WARRANTY DEED-

STATE OF ALABAMA
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Two Thousand Eight Hundred and No/100 ($2,800.00) Dollars and the assumption of the hereinafter described mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JAMES L. CLARK, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto DONALD R. DAVIS

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot A, Block 9, according to the Amended Map of Riverwood, 7th Sector, as recorded in Map Book 9, page 81, in the Probate Office of Shelby County, Alabama.

Together with an undivided interest in the common area for each lot as set forth in Declaration recorded in Misc. 39, page 880.

SUBJECT TO:
1. Ad valorem taxes for the year 1993, which are a lien, but not yet due and payable until October 1, 1993.
2. Easement as shown by recorded map.
3. Building line as shown by recorded map.
4. Right of way granted to Alabama Power Company by instrument recorded in Real 34, page 819 and Real 34, page 822.
5. Mineral and mining rights and rights incident thereto recorded in Volume 327, page 906.
6. Right of way granted to Alabama Power Company by instrument recorded in Real 37, page 243.
7. Right of way granted to South Central Bell by instrument recorded in Volume 277, page 219 and Volume 277, page 242.

The grantee herein agrees to assume and pay the balance of that certain mortgage executed by James L. Clark to Troy & Nichols, Inc., recorded in Real 273, page 98, in the Probate Office of Shelby County, Alabama, and subsequently transferred and assigned to Fleet Mortgage Corp. by instrument recorded in Real 280, page 122.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 31 day of March, 1993.

1993-09426
03/27/93 02:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD

JAMES L. CLARK (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY } PROVINCE OF ALBERTA
CITY OF CALGARY

General Acknowledgment

EDWARD W. TAPISKA
Barrister & Solicitor

I, , a Notary Public in and for said County, in said State, hereby certify that JAMES L. CLARK, an unmarried man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of March A. D., 19 93.

My commission expires:

Notary Public

Affix Notarial Seal

EDWARD W. TAPISKA
Barrister & Solicitor

FORM NO. LT001