

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
David M. and Sandra S. Lynch

Inst # 1993-12988

STATE OF ALABAMA)
COUNTY OF SHELBY)

05/07/1993-12988
10:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 32.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Twenty-three Thousand Five Hundred and No/100 Dollars (\$23,500.00) to the undersigned grantor, Dogwood Properties, Inc., a corporation, in hand paid by David M. Lynch and Sandra S. Lynch, the receipt whereof is hereby acknowledged, the said Dogwood Properties, Inc., a corporation (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said David M. Lynch and Sandra S. Lynch (herein referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 29, according to the survey of Dogwood Forest, Phase Three, as recorded in Map Book 14, Page 46, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictions and reservations as contained in Deed Book 318, Page 01; Deed Book 318, Page 531; and Real Book 296, Page 879; (3) Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 355, Page 136, and in Real Book 007, Page 887, in said Probate Office; (4) Easements to Alabama Power Company as recorded in Real Book 148, Page 895, in Probate Office; (5) Permit to Alabama Power Company and South Central Bell as recorded in Real Book 292, Page 665, in Probate Office; (6) Easement to South Central Bell as recorded in Real Book 149, Page 188, in Probate Office; (7) A 75-foot building set back line from Chestnut Lane as shown on recorded map; (8) A 10-foot utility easement across the East side of lot and 10-foot utility easement within the building set back line across the West side of lot as shown on recorded map.

TO HAVE AND TO HOLD to 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.

And said Dogwood Properties, Inc., a corporation, does for itself, its successors and assigns, covenant with said David M. Lynch and Sandra S. Lynch, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 29th day of April, 1993.

WITNESSES:

DOGWOOD PROPERTIES, INC.

By:

John D. Baird
As its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John D. Baird, whose name as President of Dogwood Properties, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 29th day of April, 1993.

Notary Public

My Commission Expires:

23 MAR 95

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