

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

SEND TAX NOTICE TO:
SUNRISE CORPORATION

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Twenty Thousand Nine Hundred and No/100 (\$20,900.00) Dollars to the undersigned grantor, Dogwood Properties, Inc., a corporation, in hand paid by Sunrise Corporation, 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 Sunrise Corporation (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21, 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; (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) Pipe Line permit to Southern Natural Gas Corp. as recorded in Deed Book 90, Page 327, 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 a portion of the East side of lot and Southeast side of said lot as shown on recorded map; (9) Transmission Line permit to Alabama Power Company as recorded in Real Book 273, Page 172, in Probate Office.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And said Dogwood Properties, Inc., a corporation, does for itself, its successors and assigns, covenant with said Sunrise Corporation, its successors 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

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SHELBY COUNTY JUDGE OF PROBATE
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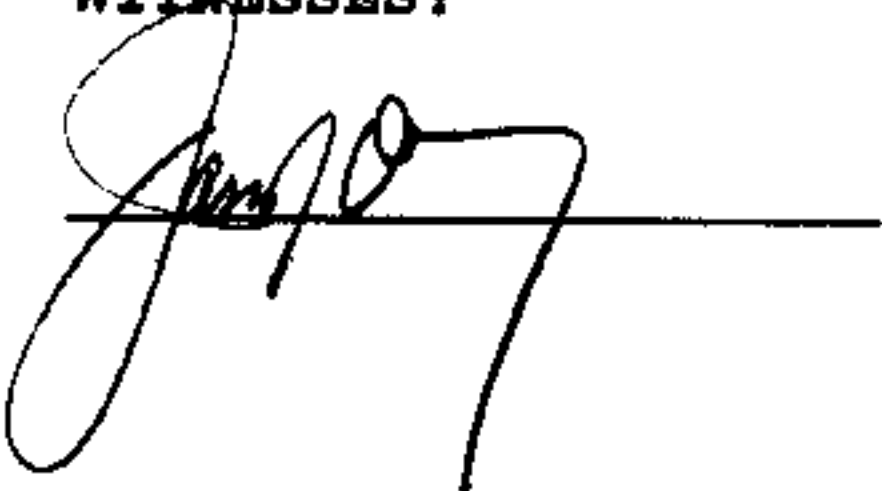
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right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

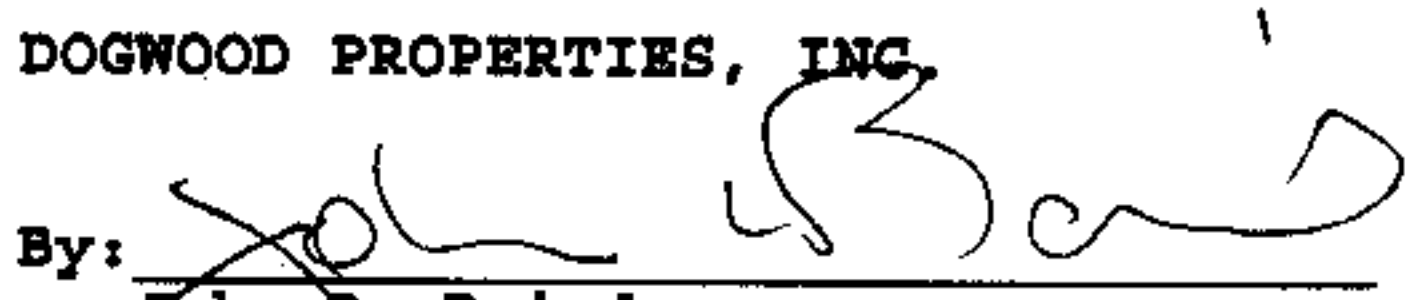
IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 4th day of May, 1993.

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 4th day of May, 1993.


Notary Public

My Commission Expires: 21 May 1995

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