

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

SEND TAX NOTICE TO:

James Burton Clark

110 Rustic Trail Rd.
HOOPER AL 35216

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Twenty-four Thousand and No/100 (\$24,000.00) Dollars to the undersigned grantor, Dogwood Properties, Inc., a corporation, in hand paid by James Burton Clark, 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 James Burton Clark (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 30, 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 with 10-foot utility easement inside said set back line as shown on recorded map; (8) A 10-foot utility easement across the East side of lot as shown on recorded map.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

Dogwood Properties, Inc., does for itself, its successors and assigns, covenant with said James Burton Clark, his 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 grantee, his heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 1993-15310

05/27/1993-15310
10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 33.00

Thomas A. Snowden

Inst # 1993-15310

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed
on this the 26th day of May, 1993.

WITNESSES:

DOGWOOD PROPERTIES, INC.

Louise S. Cantrell

By: *John D. Baird*
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 26th day of May, 1993.

Louise S. Cantrell
Notary Public

My Commission Expires: 6-31-93

Inst # 1993-15310

05/27/1993-15310
10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 33.00