

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

SEND TAX NOTICE TO:
Mac-San Builders, Inc.

6320 Hwy 16
Montevallo, AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Sixteen Thousand, One Hundred Fifty and No/100 (\$16,150.00) Dollars to the undersigned grantor, Dogwood Properties, Inc., a corporation, in hand paid by Mac-San Builders, Inc., 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 Mac-San Builders, Inc. (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the NW1/4 of the NE1/4 of Section 24, Township 21 South, Range 3 West, Shelby County, Alabama; thence run northerly along the west line of said 1/4-1/4 for a distance of 312.67 feet to the point of beginning; thence continue along the last described course for a distance of 175.35 feet; thence turn an angle to the right of 109 degrees 51 minutes 58 seconds for a distance of 852.89 feet to the westerly right of way of Chestnut Drive; thence turn an angle to the right of 112 degrees 01 minutes 27 seconds and run along said right of way for a distance of 180.0 feet; thence turn an angle to the right of 50 degrees 37 minutes 40 seconds for a distance of 6.16 feet; thence turn an angle to the right of 17 degrees 38 minutes 57 seconds for a distance of 719.94 feet to the point of beginning. 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) Easement to South Central Bell as recorded in Real Book 149, Page 188, 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 Mac-San Builders, Inc., 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 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.

Inst. # 1993-19283
06/30/1993-19283
04:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
D02 MCD 28.00

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 22nd day of June, 1993.

WITNESSES:

DOGWOOD PROPERTIES, INC.

Louise S. Campbell

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 22nd day of June, 1993.

Louise S. Campbell
NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES June 21, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.
Notary Public

My Commission Expires: _____

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