

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

SEND TAX NOTICE TO:  
Robert J. & Bessie L. Finnerty  
315 Chestnut Lane  
Alabaster, AL 35007

STATE OF ALABAMA )  
COUNTY OF SHELBY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Twenty-three Thousand, Seven Hundred Fifty and No/100 (\$23,750.00) Dollars to the undersigned grantor, Dogwood Properties, Inc., a corporation, in hand paid by Robert J. Finnerty and Bessie L. Finnerty, 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 Robert J. Finnerty and Bessie L. Finnerty (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 34, 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 West and North side of said 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.

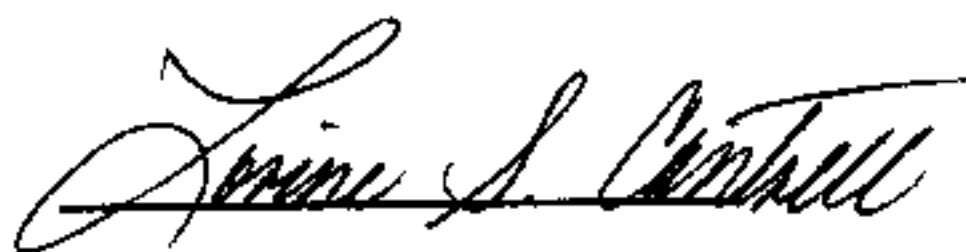
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SHELBY COUNTY JUDGE OF PROBATE  
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Inst # 1993-19301

And said Dogwood Properties, Inc., a corporation, does for itself, its successors and assigns, covenant with said Robert J. Finnerty and Bessie L. Finnerty, 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 28th day of June, 1993.

WITNESSES:



DOGWOOD PROPERTIES, INC.

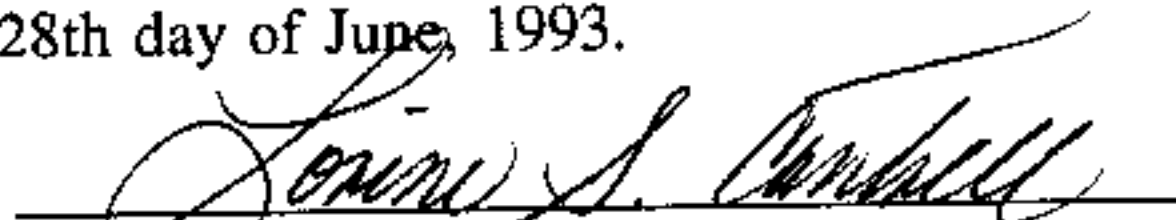
By:

  
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 28th day of June, 1993.

  
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: June 21, 1997.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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