

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Allen Dobyne
1013 Independence Court
Alabaster, Alabama 35007

Inst # 1993-19535

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand and NO/100, (\$15,000.00), DOLLARS, PLUS THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE, in hand paid to the undersigned, Clarence V. Edwards, and spouse, Denise C. Edwards, (hereinafter referred to as "GRANTORS"), by Allen Dobyne, an unmarried man, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 8, according to the Survey of Navajo Hills, Ninth Sector as recorded in Map Book 10, Page 84 A & B in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1993.
2. Easements, or claims of easements, not shown by the public records.
3. Easement and right-of-way granted Alabama Power Company and South Central Bell Telephone Company recorded in Book Volume 133, Page 540.
4. Restrictions appearing of record in Book Volume 113, Page 906.
5. Easement as shown no recorded map.
6. Assumption of the certain mortgage from John P. Veerling, III and Kimberly L. Veerling to South States Mortgage Corporation filed for record June 16, 1989, in Real 243, Page 84, transferred to The South Carolina National Bank by Real 314, Page 231 in the Probate Office of Shelby County, Alabama.

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


And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

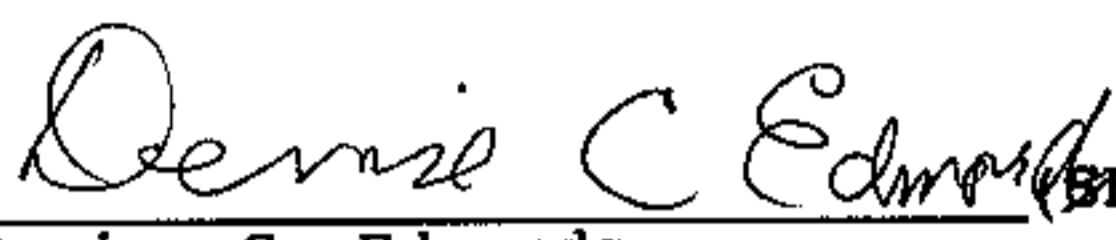
PAGE 1 OF 2

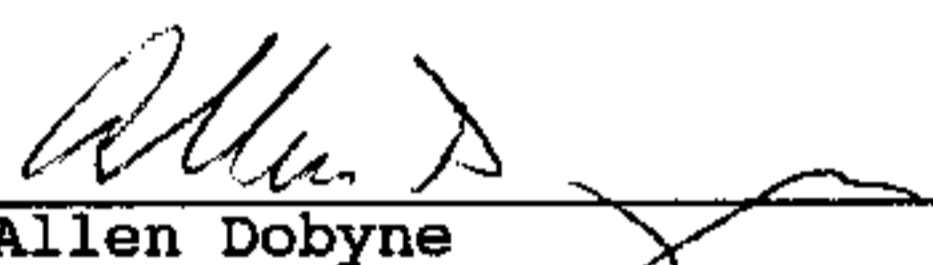
07/02/1993-19535
01:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 26.00

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of June, 1993.

 (SEAL)
Clarence V. Edwards
GRANTOR

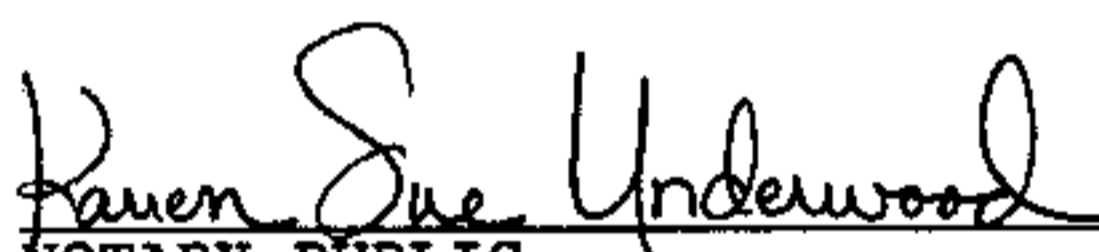
 (SEAL)
Denise C. Edwards
GRANTOR

 (SEAL)
Allen Dobyne
GRANTEE

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Clarence V. Edwards and spouse, Denise C. Edwards whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 1993.


NOTARY PUBLIC
My commission expires: 6/23/97

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Allen Dobyne, an unmarried man whose name is signed to the foregoing conveyance as GRANTEE, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 1993.


NOTARY PUBLIC
My commission expires: 6/23/97