

SEND TAX NOTICE TO:

(Name) Scott Frederick Buxton

(Address) 2200 Longwood Drive
Auburn, AL 36830

This instrument was prepared by

(Name) Clayton T. Sweeney, Atty.

(Address) 2700 Highway 280 East, Suite 150E, Birmingham, Alabama 35223

Form TICOR 5100 1-84

WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND AND NO/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Billy D. Eddleman, a Married Man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Scott Frederick Buxton

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 87, according to the map of Cahaba Valley Estates Fifth Sector, as recorded in Map Book 6, page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1993 which are a lien but are not due and payable until October 1, 1993.

Existing easements, restrictions, set-back lines and limitations of record.

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes and soil conditions existing in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines, sinkholes, limestone formations, soil, conditions or any other known or unknown surface or subsurface condition that may now or hereafter exist or occur or cause damage to persons, property or buildings, Grantee does forever release Grantor from any damages arising out of the condition of the soil and for conditions of the surface and subsurface of the above described property, and this release shall constitute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms, and corporations holding under or through Grantee.

The property conveyed herein is not the homestead of the Grantor or his Spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 6th day of August, 1993.

(Seal)

(Seal)

(Seal)


Billy D. Eddleman

(Seal)

(Seal)

(Seal)

08/12/1993-23847
08:12 AM CERTIFIED
General Acknowledgment
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.50

STATE OF ALABAMA

Jefferson COUNTY }

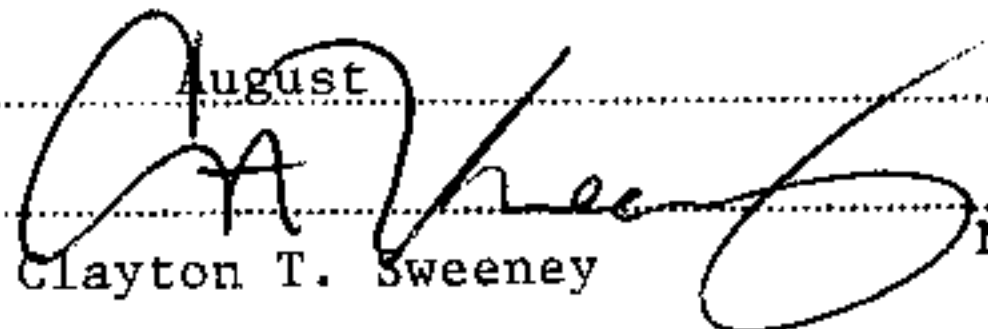
I, Clayton T. Sweeney

hereby certify that Billy D. Eddleman, a Married Man

whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, A. D., 1993

MY COMMISSION EXPIRES: 5/29/95


Clayton T. Sweeney

Notary Public.

Inst # 1993-23847

Clay Sweeney