

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

SEND TAX NOTICE TO:  
Larry W. Riley  
2138 Cumberland Drive  
Bessemer, AL 35026

STATE OF ALABAMA )  
COUNTY OF SHELBY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Thirteen Thousand and No/100 (\$13,000.00) Dollars to the undersigned grantor, Dogwood Properties, Inc., a corporation, in hand paid by Larry W. Riley, 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 Larry W. Riley (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Northwardly along the West line of said 1/4-1/4 for a distance of 821.75 feet to the point of beginning; thence continue along the last described course for a distance of 170.90 feet; thence turn an angle to the right of 131 degrees 39 minutes 38 seconds for a distance of 507.30 feet; thence turn an angle to the left of 16 degrees 03 minutes 18 seconds for a distance of 105.00 feet; thence turn an angle to the right of 96 degrees 11 minutes 36 seconds and run Southwestwardly along the radial of a cul-de-sac for a distance of 344.46 feet to the right of way of Chestnut Circle, said point being on a cul-de-sac with a radius of 50.0 feet; thence run Westwardly along the arc of said cul-de-sac for a distance of 50.40 feet, said arc having a central angle of 57 degrees 45 minutes 04 seconds; thence leaving said cul-de-sac on a radial run for a distance of 558.10 feet to the point of beginning. According to the survey of Karl Hager, RLS #11848.

SUBJECT TO: (1) Current taxes; (2) Restrictions and reservations as contained in Deed Book 318, Page 01 and 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 7, 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.

\$9,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And the said Dogwood Properties, Inc., does for itself, its successors and assigns, covenant with said Larry W. Riley, his heirs and assigns, that it is lawfully offered in fee simple

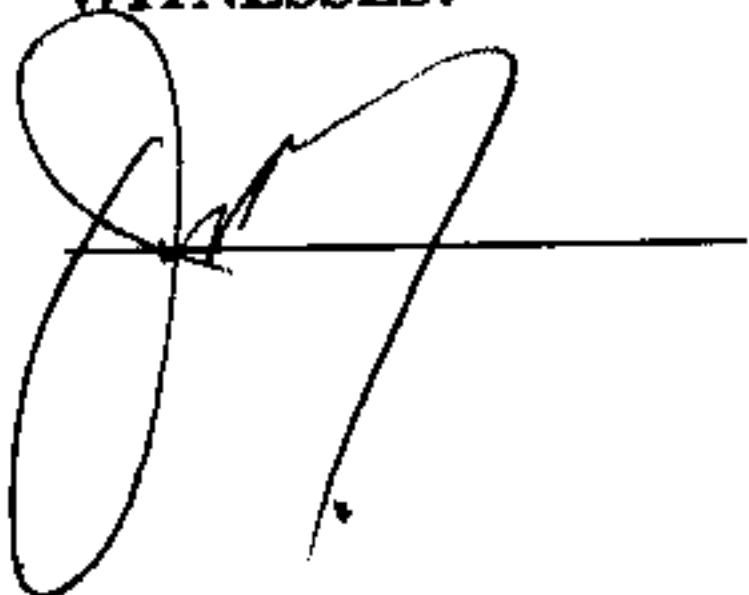
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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 15.00

Inst # 1993-30667


of said premises; that the premises 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.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 29th day of September, 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 29th day of September, 1993.

  
Notary Public

My Commission Expires: May 23, 1995

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