

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Kenneth W. Busby
123 Shady Hills Circle
Calera, Alabama 35040

COUNTY OF SHELBY)
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty-One Thousand and 00/100 (\$121,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Charles H. Dover and Amanda L. Dover, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kenneth W. Busby, a single individual**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 7, Shady Hills, as recorded in Map Book 16, Page 83, in the Office of the Judge of Probate of Shelby County and a part of Lot 6, described heron by metes and bounds:

Beginning at the southeast corner of Lot 6, Shady Hills, recorded in Map Book 16, Page 83, Shelby County Probate Office and run thence northwesterly along the easterly line of said Lot 6 a distance of 95.73 feet to a point; thence turn 82 degrees 28 minutes minutes 59 seconds left and run southwesterly a distance of 9.10 feet to a point; thence turn 102 degrees 50 minutes 11 seconds left and run southeasterly 97.34 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., Alabama PLS No. 9049, dated August 22, 1997.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

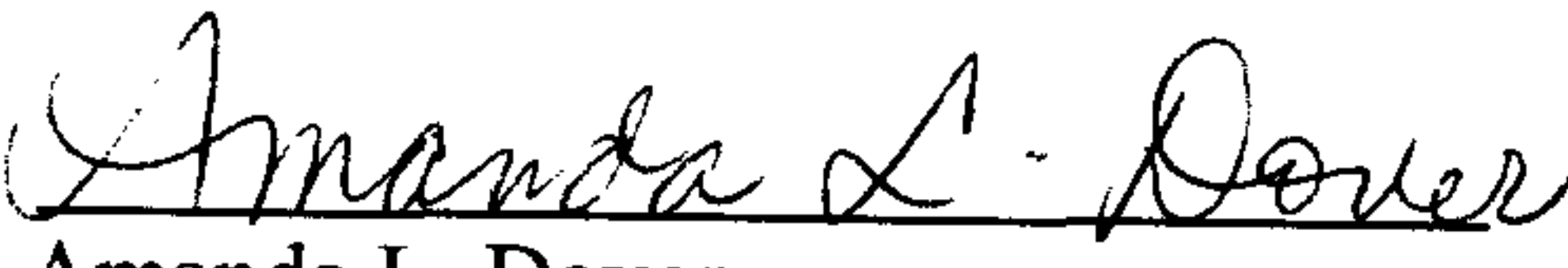
\$123,420.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 25th day of April, 2002.


Charles H. Dover


Amanda L. Dover

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles H. Dover and Amanda L. Dover, husband and wife 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of April, 2002.


NOTARY PUBLIC

My Commission Expires:

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2005