

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
RONALD H. DYAR

1224 Highland Lakes Trail
Birmingham, AL 35242

STATE OF ALABAMA}
SHELBY COUNTY}

Corporation Form Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR HUNDRED FORTY-ONE THOUSAND DOLLARS AND NO/100's (\$441,000.00)** to the undersigned grantor, **DYAR CONSTRUCTION, INC.**, a corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell, and convey unto **RONALD H. DYAR** (herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama:

Lot 202, according to the Survey of Highland Lakes, 2nd Sector, an Eddleman Community, as recorded in Map Book 20, Page 150, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 2nd Sector, recorded as Instrument #1996-10928 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997.
Existing covenants and restrictions, easements, building lines, and limitations of record.

~~\$370,000.00~~ of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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, the said **GRANTOR**, by its President, Ronald H. Dyar, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 22nd day of June, 1997.

DYAR CONSTRUCTION, INC.

By: Ronald H. Dyar
Ronald H. Dyar
President

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ronald H. Dyar, whose name as President of **DYAR CONSTRUCTION, 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 official seal, this the 22nd day of June, 1997.

Notary Public
07/01/1998-24598
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 449.50
My Commission Expires: 5/29/99

Inst # 1998-24598

CLAYTON T. SWEENEY, ATTORNEY AT LAW