

This instrument was prepared by:
 (Name) JAMES A. HOLLIMAN ATTORNEY
 (Address) 3821 Lorna Road, Suite 110
Birmingham, AL. 35244

Send Tax Notice to:
 (Name) EDWARD R. SKINNER, JR.
 (Address) 701 Whippoorwill Drive
Birmingham, AL. 35244

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY-NINE THOUSAND NINE HUNDRED AND NO/100
(\$159,900.00) DOLLARS

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

Stephen Grady Dyar and Carol M. Dyar
 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

EDWARD R. SKINNER, JR. and wife, GWENDOLYN DENOUX SKINNER
 (herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 39, according to Third Addition, Riverchase West Residential Subdivision,
 as recorded in Map Book 7 page 139 in the Office of the Judge of Probate
 of Shelby County, Alabama; being situated in Shelby County, Alabama.
 Mineral and Mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1991 and subsequent years.
 (2) Easements, restrictions, reservations, rights-of-way,
 limitations, covenants and conditions of record, if any.
 (3) Mineral and mining rights excepted.

\$162,850.00 of the purchase price is being paid by the proceeds
 of a first mortgage loan executed and recorded simultaneously
 herewith.

1. Deed Tax	-----	\$ 3.00
2. Mtg. Tax	-----	\$ 3.30
3. Recording Fee	-----	\$ 3.00
4. Indexing Fee	-----	\$ 1.00
5. No Tax Fee	-----	\$ 0.00
6. Certified Fee	-----	\$ 1.00
Total	-----	\$ 10.30

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20
 day of June, 19 90

Barbara W. Eakin (Seal)
 WITNESS
Donna R. Eakin (Seal)
 WITNESS

Stephen Grady Dyar (Seal)
 STEPHEN GRADY DYAR
Carol M. Dyar (Seal)
 CAROL M. DYAR (Seal)

NOTARY PUBLIC
 I CERTIFY THIS
 INSTRUMENT WAS FILED

90 DEC 26 PM 12:51

STATE OF ALABAMA

Shelby County } General Acknowledgment

I, the undersigned authority
 in said State, hereby certify that Stephen Grady Dyar and Carol M. Dyar

whose name(s) 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 20th day of June, 19 90

Barbara W. Eakin

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