

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL WARRANTY DEED

Know All Men by These Presents, that in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND TWO HUNDRED FIFTY and no/100 (\$138,250.00) DOLLARS by the grantees herein, the receipt whereof is acknowledged, JOHN M. RAY and KAREN M. RAY, husband and wife, (hereinafter Grantors), do grant, bargain, sell and convey unto G. CHRISTOPHER DYSON and SUSAN R. DYSON, as joint tenants with right of survivorship (Grantees) all our interest in the following described real estate, situated in SHELBY COUNTY, Alabama:

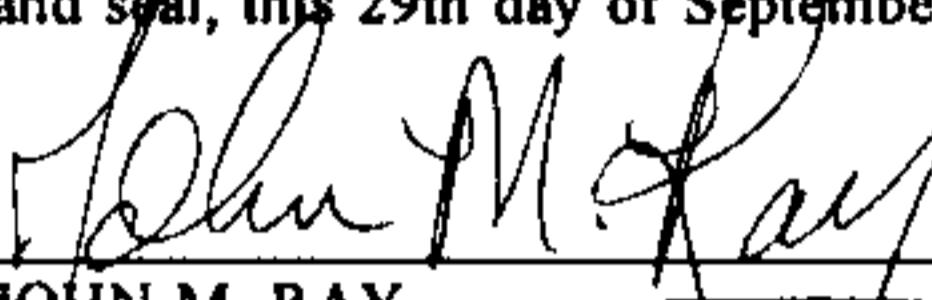
Lot 8, according to the Survey of Stratford Place Phase IV, as recorded in Map Book 14, Page 69, in the Probate Office of Shelby County, Alabama.

\$96,775.00 of the purchase price is from a first mortgage being executed simultaneously herein.

Subject to current taxes, all matters of public record, including but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mineral and mining rights are not warranted. 1997 taxes are currently a lien, but are not yet due and payable.

TO HAVE AND TO HOLD to the said Grantees, their successors and assigns forever. And Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, JOHN M. RAY and KAREN M. RAY have hereunto set their hand and seal, this 29th day of September, 1997.


JOHN M. RAY

Inst # 1997-32105

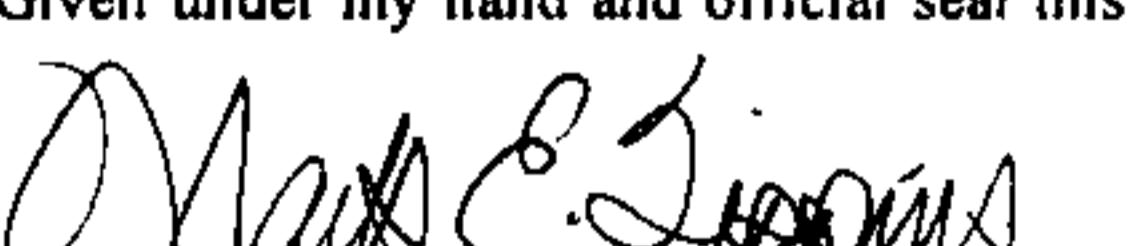

KAREN M. RAY

10/03/1997-32105
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 50.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said county, in said State, hereby certify that JOHN M. RAY and KAREN M. RAY, 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 1997.


Mark E. Tippins, Notary Public

My commission Expires: 7/23/2001

Prepared by: Mark E. Tippins, Attorney, 4 Office Park Circle, # 215, Birmingham, AL 35223
Send tax notice to: G. Christopher and Susan Dyson, 172 Stratford Place, Pelham, AL 35124

1997-32105
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