

STATE OF ALABAMA )  
SHELBY COUNTY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of Sixty Five Thousand Dollars (\$65,000.00) and the assumption by the Grantee of the below described indebtedness, in hand paid by the Grantee herein to the Grantor, the receipt whereof is acknowledged, **SHERRY G. MURPHY**, a single woman (herein referred to as "Grantor"), Grantor by these presents does grant, bargain, sell and convey unto **LORI A. DYER** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

Lot 3, according to the Survey of The Ridge at Meadowbrook, First Sector, as recorded in Map Book 14 page 41 A & B, in the Probate Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$45,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

By acceptance hereof, the Grantee assumes and agrees to pay the indebtedness secured by that certain mortgage executed by Gary Lee Murphy and wife, Sherry G. Murphy, to Regions Mortgage, Inc., in the original principal amount of \$200,000.00, dated 05/06/97, filed for record 05/08/97 at 1:26 pm, recorded as Instrument # 1997-14416, in the Office of the Judge of Probate of Shelby County, Alabama.

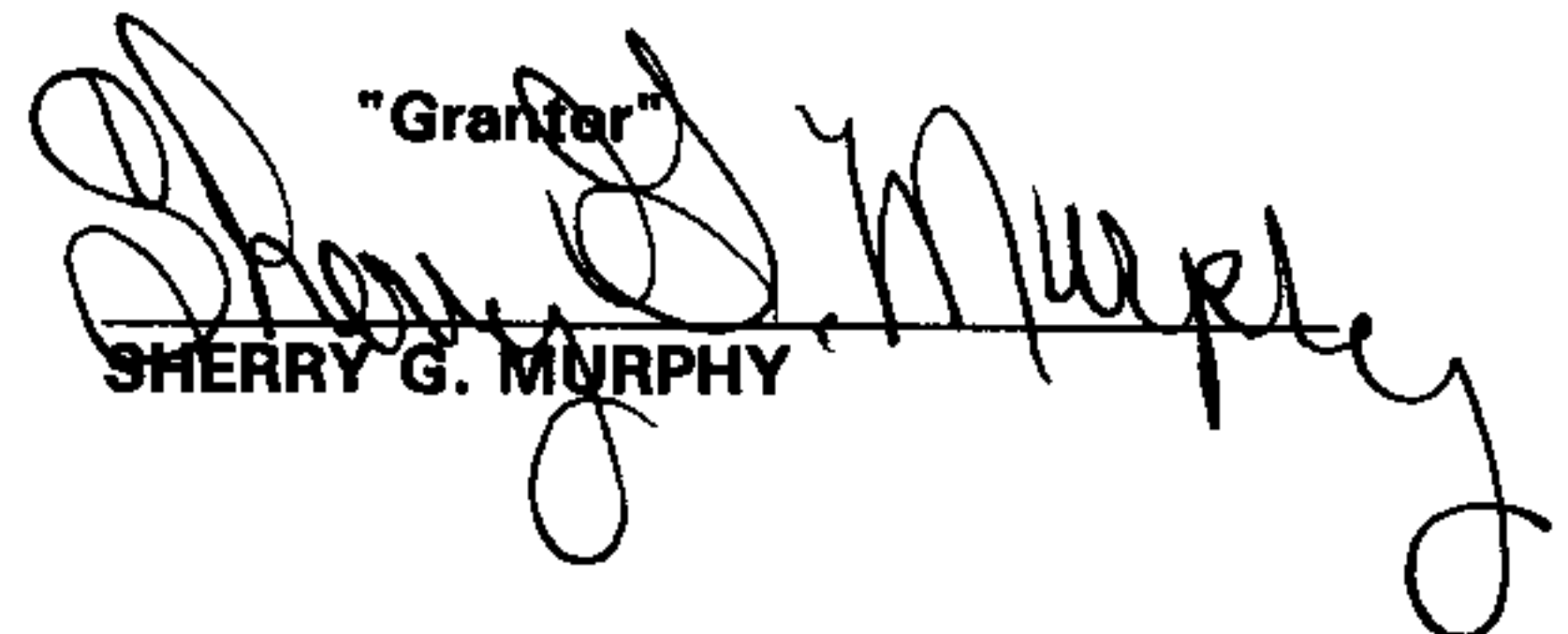
Subject to easements and restrictions of record .Mineral and mining rights excepted

RAD  
Grantor makes no warranties of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the property herein conveyed or the common elements appurtenant thereto (including without limitation any and all improvements located thereon and/or comprising a part thereof), and Grantee by acceptance of this deed accepts the physical condition of the said described property **"AS IS, WITH ALL FAULTS."**

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

And the said **GRANTOR** does for herself and for her successors and assigns covenant with the said **GRANTEE**, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise noted above; that I had a good right to sell and convey the same as aforesaid; that I will and my successors and assigns shall warrant and defend the same to the said **GRANTEE**, her heirs and assigns forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this 10 day of <sup>JANUARY</sup> ~~December~~, 2000.2001

"Grantor"  
  
SHERRY G. MURPHY

-1-  
02/02/2001-03727  
10:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 34.00

Inst # 2001-03727

**ACKNOWLEDGMENT**

**STATE OF ALABAMA            )**  
**JEFFERSON COUNTY         )**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, **SHERRY G. MURPHY**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of ~~December, 2000~~ JANUARY, 2001

[SEAL]

*Martha S. O'Neal*  
NOTARY PUBLIC  
My Commission Expires 7-29-02

**THIS INSTRUMENT WAS PREPARED BY:**

W. Howard Donovan, III, Esq.  
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Birmingham, Alabama 35209  
(205) 414-1224

**SEND TAX NOTICE TO:**

Lori A. Dyer  
2308 Ridge Trail  
Birmingham, AL 35242

c:\hodo\Murphy-to-Dyer-GWD

**Inst # 2001-03727**

**02/02/2001-03727**

**-2- 10:15 AM CERTIFIED**

**SHELBY COUNTY JUDGE OF PROBATE**  
**002 CJ1 34.00**