

This Instrument Prepared By:

Send Tax Notice To:

✓ Sharon Russell
7800 Highway 17, Lot 63
Maylene, AL 35114

STATE OF ALABAMA)

)

COUNTY OF SHELBY)

)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Fifteen Thousand One Hundred Eight and 28/100 Dollars (\$15,108.28) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, **TOM DYER** (herein referred to as "Grantor") does hereby grant, bargain, sell and convey unto **SHARON RUSSELL** (herein referred to as the "Grantee"), that certain real property (the "Property") situated in Shelby County, Alabama, being more particularly described as follows:

Lot 107, according to the Survey of Ivy Brook, Third Addition, as recorded in Map Book 21, Page 20, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

Existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD unto the Grantee, her successors and assigns forever.

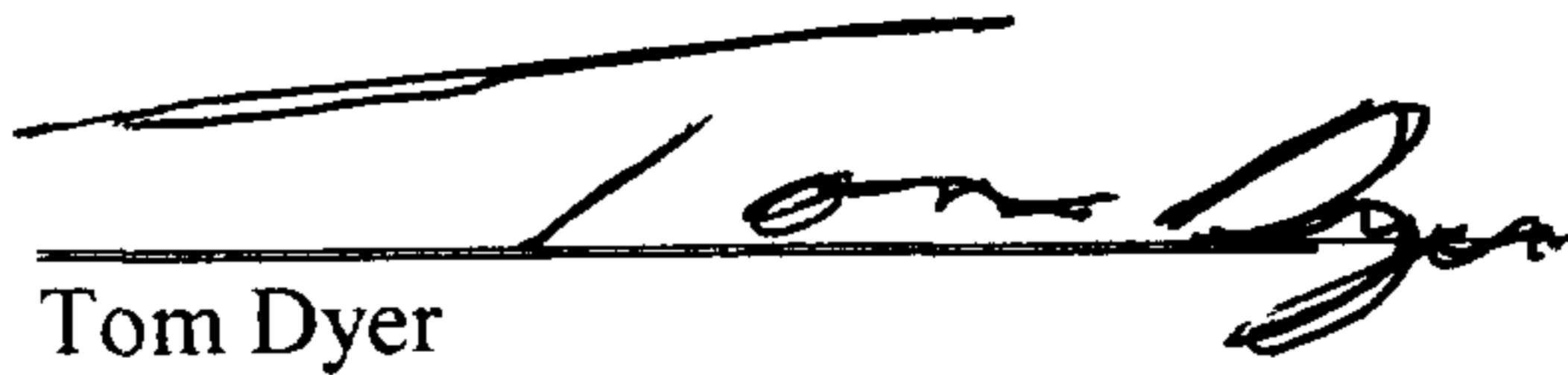
AND the Grantor does, for himself, his heirs, personal representatives, successors and assigns, covenant with the said Grantee, her heirs, personal representatives, successors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances unless otherwise noted above; that he has good right to sell and convey the same as aforesaid; that he and his heirs, personal representatives, successors and assigns will warrant and defend the same to the said Grantee, her heirs, personal representatives, successors and assigns forever against the lawful claims of all persons.

AND the said Grantor does further warrant unto the said Grantee that no portion of the real estate conveyed hereby constitutes the homestead of the Grantor.

AND the said Grantor does further warrant unto the said Grantee that all questions regarding the compaction tests have been answered and disclosed to said Grantee, who accepts this property in its present "as is" condition.

_____ percent (____%) of the consideration for this deed is being
financed by a note and mortgage executed and filed for record simultaneously herewith.

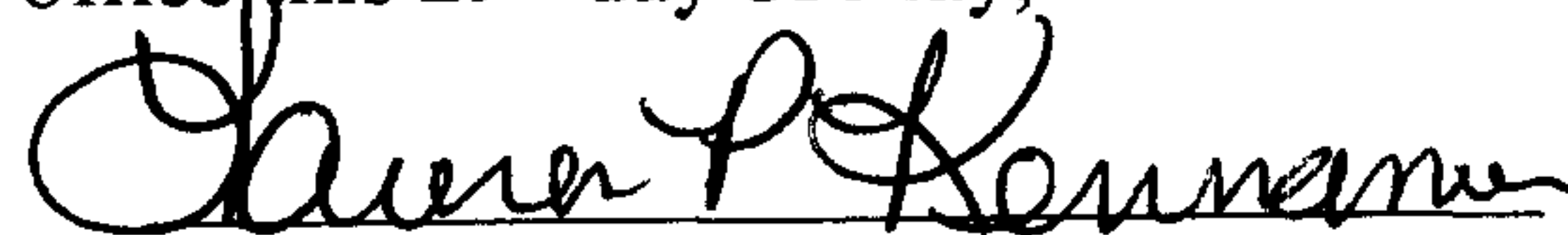
IN WITNESS WHEREOF, the Grantors have executed this conveyance as of this 29th
day of May, 2004.


Tom Dyer

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify
that **Tom Dyer**, whose name is signed to the foregoing Warranty Deed, and who is known to me,
acknowledged before me on this day that, being informed of the contents of the above and
foregoing Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office, this 29th day of May, 2004.



Notary Public

My Commission Expires: _____ MY COMMISSION EXPIRES JAN. 28, 2008