


Send Tax Notice to:
Ronald J. Dyar and Wanda S. Dyar
3056 Highland Lakes Road
Birmingham, AL 35242


20050505000214700 1/3 \$217.00
Shelby Cnty Judge of Probate, AL
05/05/2005 08:41:28AM FILED/CERT

FRS File No.: 435383

Customer File No.: 1658775

WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Jefferson }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Seventy Five Thousand Five Hundred and No/100----- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Thomas Boerger and Kari Boerger, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
of Ronald J. Dyar and Wanda S. Dyar

(herein referred to as GRANTEE), their heirs and assigns, as joint tenants with rights of survivorship

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof

\$175,500.00 of the consideration was paid from the proceeds of a mortgage loan.
This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 3056 Highland Lakes Road, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.
as joint tenants with rights of survivorship

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all

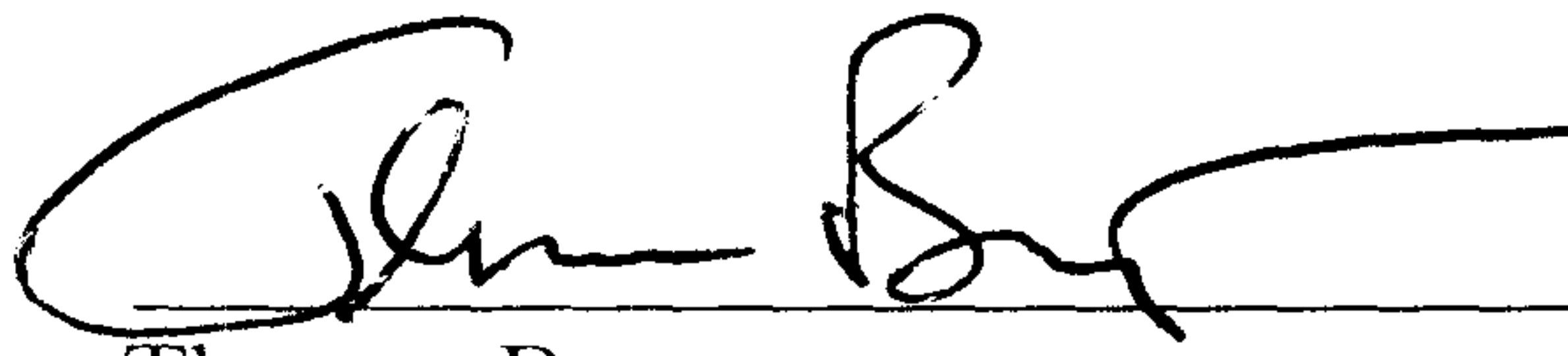
Shelby County, AL 05/05/2005
State of Alabama

Deed Tax: \$200.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW


encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, theirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, theirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 6th day of APRIL, 2005.

 (Seal)
Thomas Boerger

 (Seal)
Kari Boerger

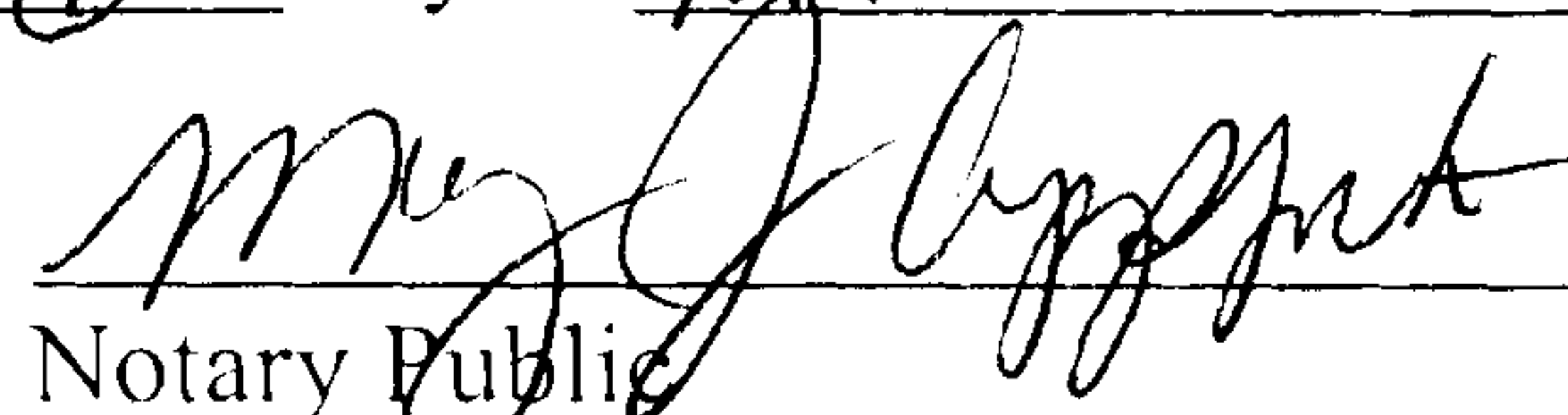
THE STATE OF PA }
COUNTY OF Allegheny }


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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas Boerger MARRIED (fill in marital status) whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 6th day of APRIL, 2005.

NOTARIAL SEAL
MARY J. APPLEGARTH, Notary Public
Moon Twp., County of Allegheny
My Commission Expires Mar. 13, 2008

 (Seal)
Notary Public

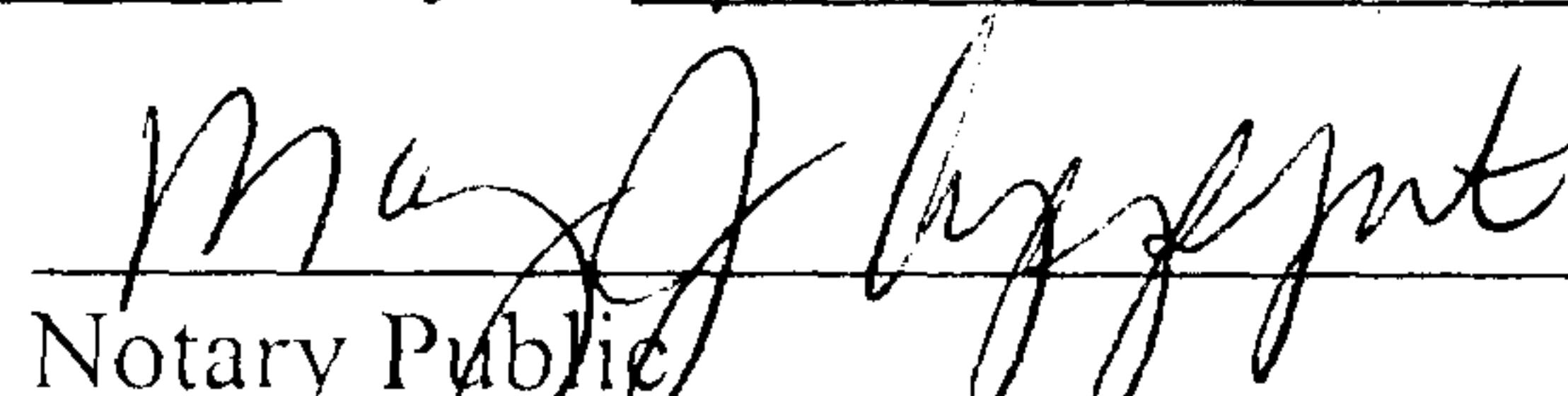
MARCH 13, 2008
My Commission Expires

THE STATE OF PA }
COUNTY OF Allegheny }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kari Boerger MARRIED (fill in marital status) whose name 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 6th day of APRIL, 2005.

NOTARIAL SEAL
MARY J. APPLEGARTH, Notary Public
Moon Twp., County of Allegheny
My Commission Expires Mar. 13, 2008

 (Seal)
Notary Public

MARCH 13, 2008
My Commission Expires



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EXHIBIT A
LEGAL DESCRIPTION

Lot 814, according to the Map of Highland Lakes, 8th Sector, an Eddleman Community, as recorded in Map Book 23, Page 145, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted. 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 and amended in Instrument # 1996-17543 and further amended in Instrument # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 8th Sector, recorded as Instrument No. 1998-15147 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").