SEND TAX NOTICE TO:
Julie King
5982 Forest Lake Cove
Sterrett, Alabama 35147

This instrument was prepared by Michelle Benson Richard B. McClelland Attorney at Law 300 Office Park Drive, Suite 230 Birmingham, Alabama 35223

20051123000610390 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 11/23/2005 10:54:24AM FILED/CERT

#### WARRANTY DEED

STATE OF Alabama
Jefferson COUNTY

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty One Thousand Nine Hundred dollars & no cents (\$151,900.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Steven Dyer, an unmarried man (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto Julie King, an unmarried woman (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 298, ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 4, AS RECORDED IN MAP BOOK 33 AT PAGE 25 A, B, & C IN THE OFFICE OF THE JUDGE OF PROBATE COURT OF SHELBY COUNTY, ALABAMA.

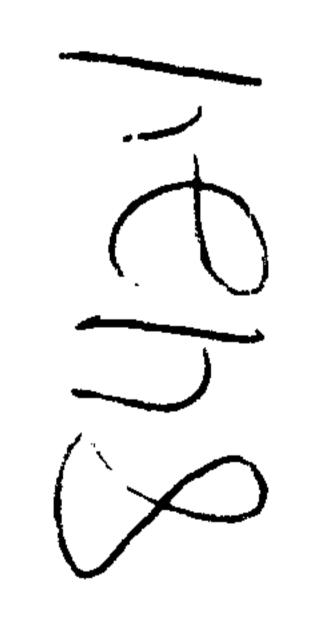
SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2005 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any. (4) Easements and/or Rights of Way to Alabama Power Company recorded in Book 126, Page 191; Book 126, Page 323 and Book 236, Page 829. (5) Rights of others for ingress and egress purposes in and to the use of shelby county, located on insured premises as recorded in Instrument 1993-03955; Instrument 1993-03957; Instrument 1993-03959; Instrument 1993-03960; Instrument 1993-03961; Instrument 1993-03694; Instrument 1993-03965 and Instrument 1993-03966. (6) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 53, Page 262 and Deed Book 331, Page 262. (7) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 20040903000494930 in the Probate Office of Shelby County, Alabama.

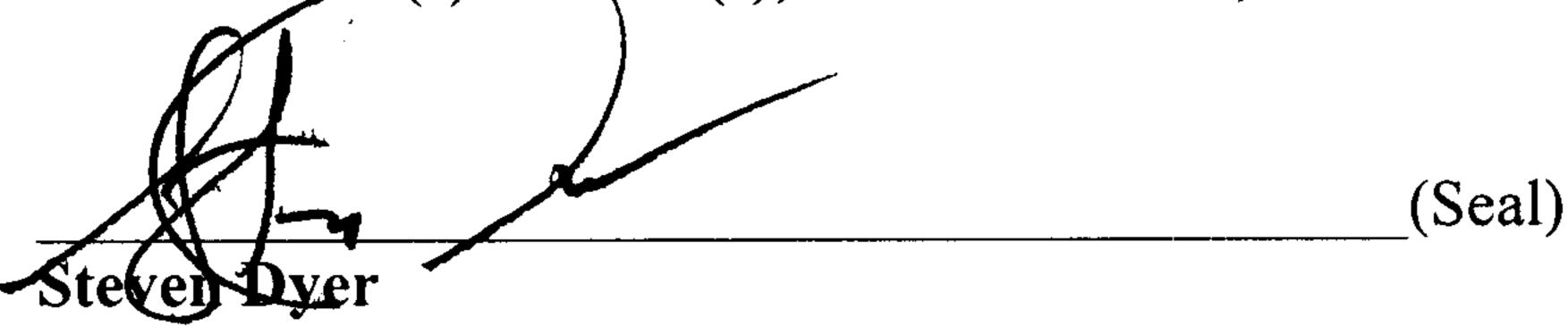
\$ 151,900.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 the said **GRANTEES**, 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 noted 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this October 31, 2005.



#### STATE OF ALABAMA

# General Acknowledgement

### JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Steven Dyer, an unmarried** man, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, 2005

MY COMMISSION EXPIRES: 7/14/08

BONDED THRU NOTARY PUBLIC UNDERWRITERS

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