

Send tax notice to:

MATTHEW R. DYAR
112 AUGUSTA WAY
HELENA, AL, 35080

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2010376

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) in hand paid to the undersigned, KENNETH D. MILLER, an unmarried person and CAROLYN L. MILLER, an unmarried person (hereinafter referred to as "Grantors") by MATTHEW R. DYAR and AMY P. DYAR (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Augusta Pointe, as recorded in Map Book 13, Page 9, refiled in Map Book 13, Page 126, in the Probate Office of Shelby County, Alabama.


SUBJECT TO:

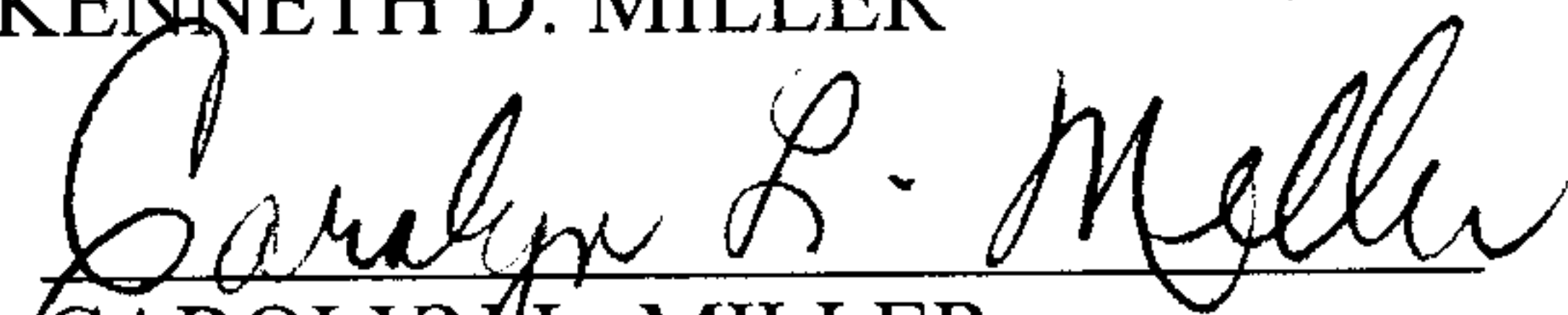
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPPEARING OF RECORD IN REAL 215, PAGE 505 AND REAL 253, PAGE 706.
4. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN REAL 215, PAGE 506.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN REAL 230, PAGE 813 AND REAL 337, PAGE 730.

\$25,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 3rd day of September, 2010.


KENNETH D. MILLER


CAROLYN L. MILLER

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 3rd day of September, 2010.


Notary Public

Print Name:

Commission Expires:

Charles D. Stewart
4-13-12

