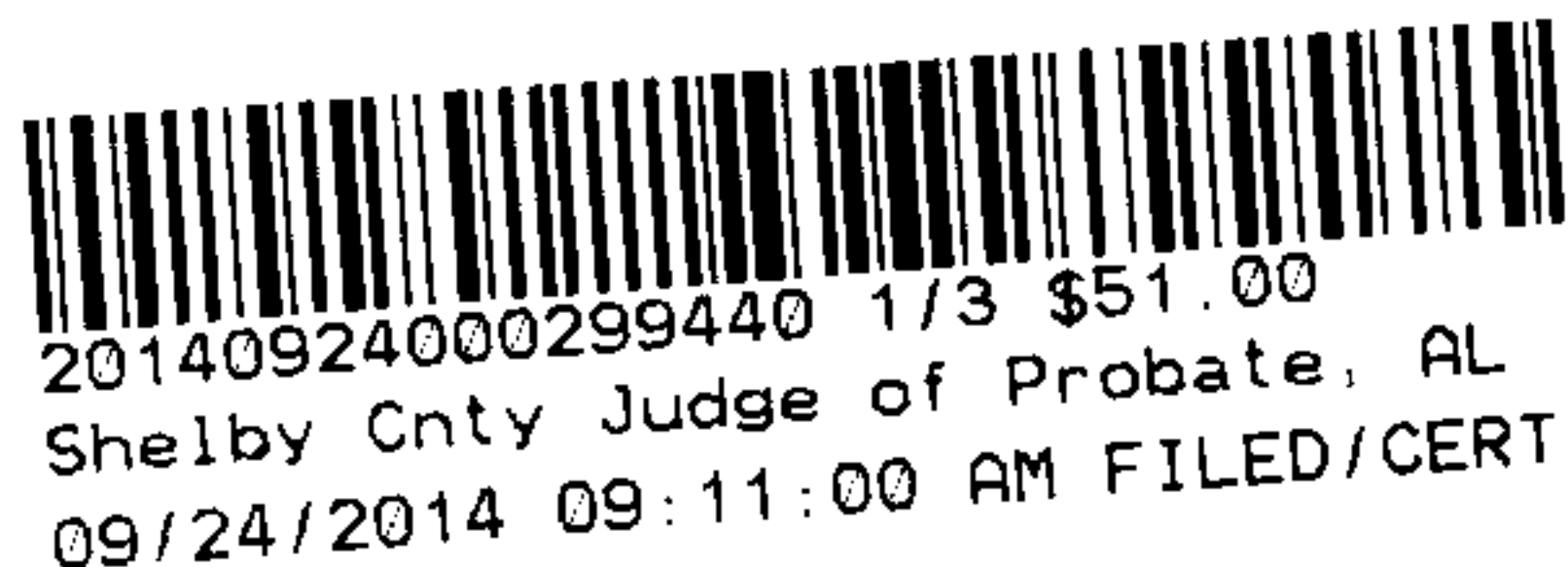


This document prepared by:
Stuart Y. Johnson
Stuart Y. Johnson, LLC
4 Office Park Cir., Ste. 106
Birmingham, AL 35223



Send Tax Notice To:
Matthew G. Dyar and Chelsea T. Dyar
4433 Cahaba River Blvd.
Birmingham, AL 35216

GENERAL WARRANTY DEED -JOINT TENANCY W/ RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

Mtg amt: \$275,400.00

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of Three Hundred Six Thousand and No/100 Dollars (\$306,000.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, LARRY J. MYERS and LAURA B. MYERS, husband and wife (herein referred to as GRANTOR(S)), do hereby grant, bargain, sell and convey unto MATTHEW G. DYAR and CHELSEA T. DYAR (herein referred to as GRANTEE(S)), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama:

Lot 13, according to the Survey of Final Plat for Bent River, Phase IV, as recorded in Map Book 41, Page 64 A & B, in the Probate Office of Shelby County, Alabama.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

(\$275,400.00 of the above-referenced consideration is from the proceeds of a purchase mortgage loan closed simultaneously with this deed.)

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All matters of public record including but not limited to easements, agreements, restrictions, covenants, and/or rights-of-way and subject to any and all matters visible by a survey of the property conveyed herein. Title to all minerals within and underlying the premises, together with all mining rights and release of damages are not warranted herein.
2. Easement(s), building line(s), and restriction(s) as shown on recorded map;
3. 2014 ad valorem taxes and subsequent years, which are not yet due and payable;

To Have and To Hold, To the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I/we do for myself/ourselves and for my/our executor and administrator covenant with said GRANTEE(S), their heirs and assigns, that I/we are lawfully seized in fee simple of said premises, that the said premises are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey same as aforesaid, and that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

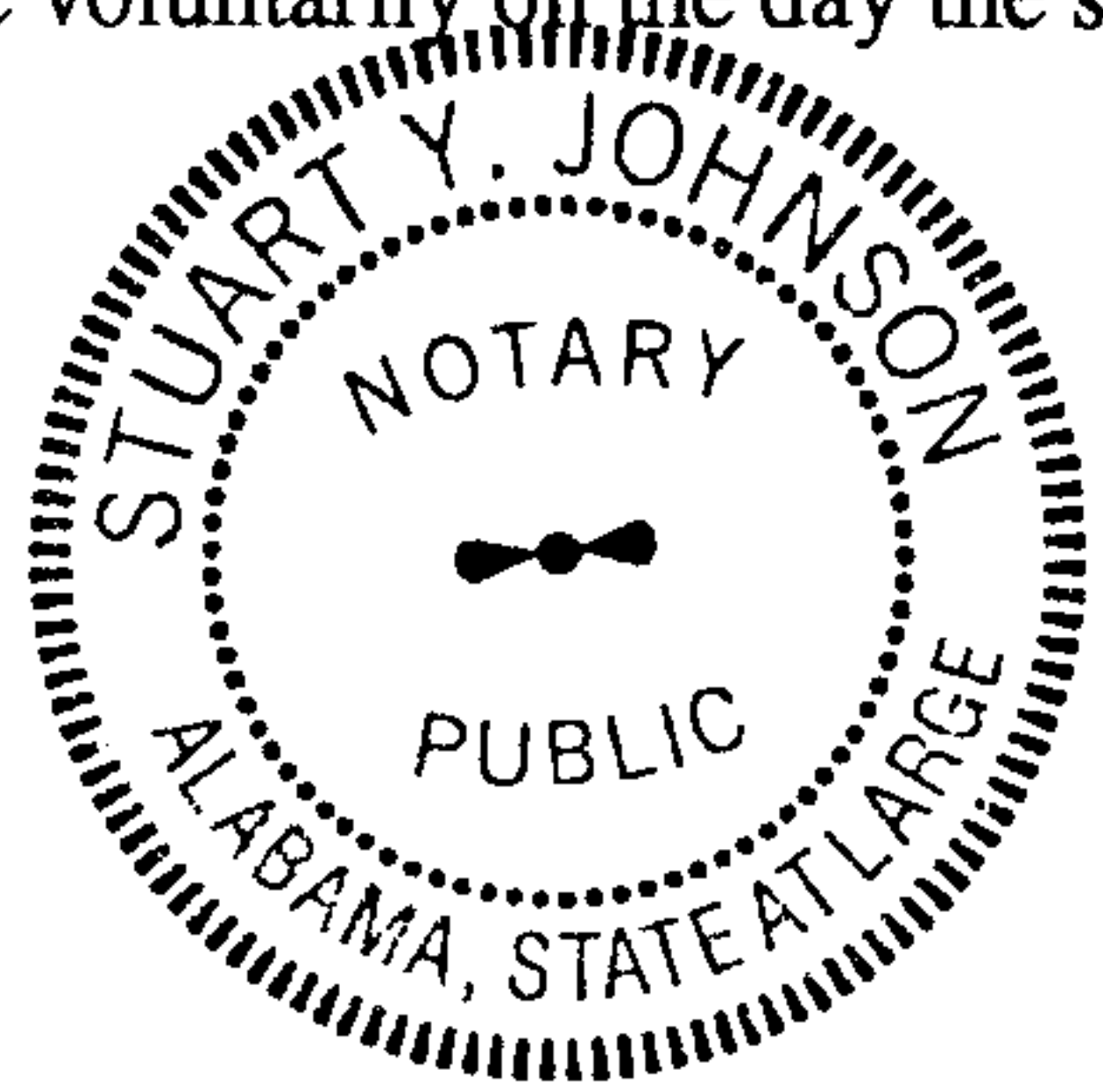
IN WITNESS WHEREOF, We have hereunto set our hands and seals, this the 19th day of September, 2014.

GRANTOR(S):
BY: [Signature]
LARRY J. MYERS
BY: [Signature]
LAURA B. MYERS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Stuart Y. Johnson, a Notary Public in and for said County, and in said State, hereby certify that LARRY J. MYERS, whose name is signed to the foregoing instrument and who is/are known to me, acknowledged before me on this day that being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.
Given under my hand and seal this 19th day of September, 2014.

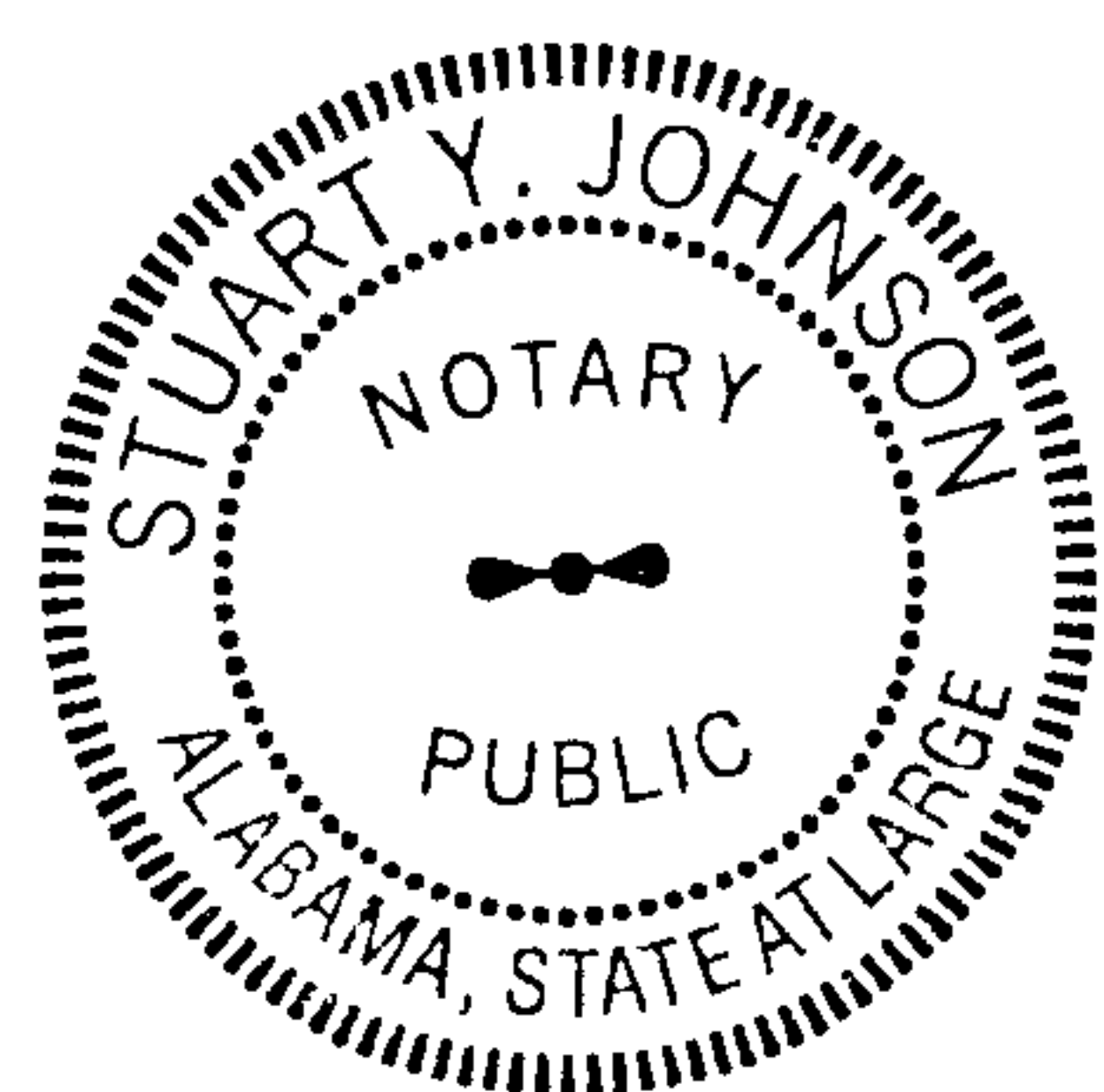
[Signature]
NOTARY PUBLIC: Stuart Y. Johnson
My commission expires: 3/16/2015




STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Stuart Y. Johnson, a Notary Public in and for said County, and in said State, hereby certify that LAURA B. MYERS, whose name is signed to the foregoing instrument and who is/are known to me, acknowledged before me on this day that being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.
Given under my hand and seal this 19th day of September, 2014.

[Signature]
NOTARY PUBLIC: Stuart Y. Johnson
My commission expires: 3/16/2015




20140924000299440 2/3 \$51.00
Shelby Cnty Judge of Probate, AL
09/24/2014 09:11:00 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Larry J. + Laura B. Myers
Mailing Address 4433 Cahaba River Blvd.
Birmingham, AL 35216

Grantee's Name Matthew G. Dyar + Chelsea
Mailing Address T. Dyar
4433 Cahaba River Blvd.
Birmingham AL 35216

Property Address 4433 Cahaba River Blvd
Birmingham, AL
35216

Date of Sale 9.19.14

Total Purchase Price \$ 306,000.00

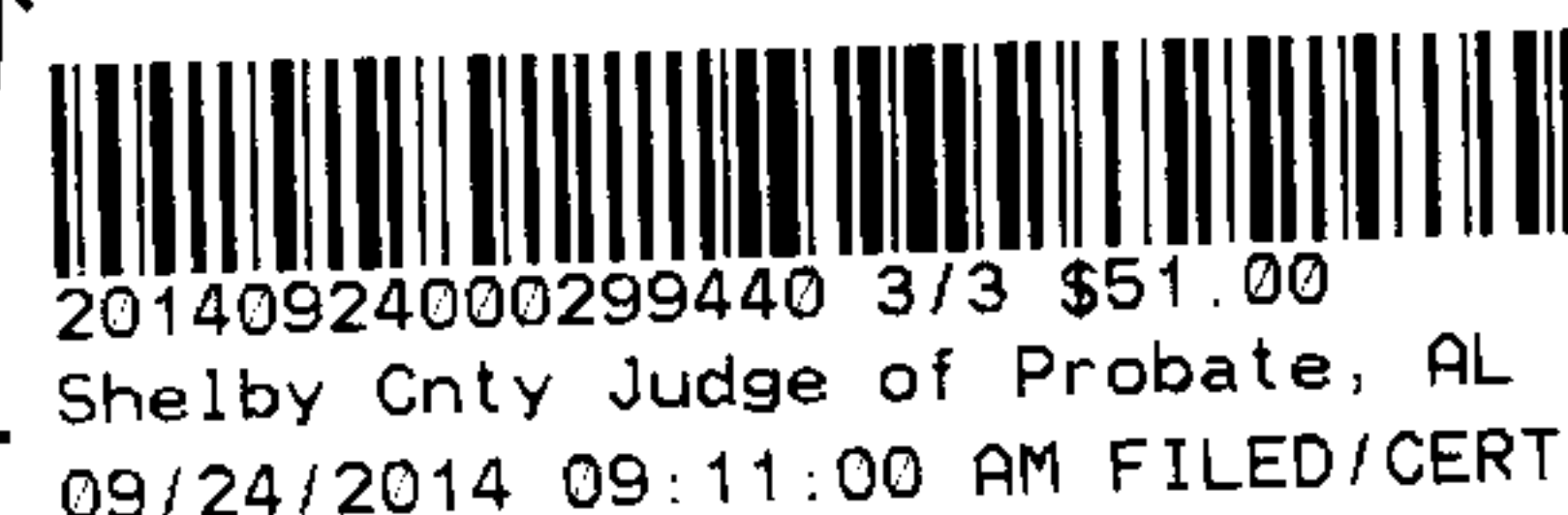
or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement

- Appraisal
- Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9.19.14

Print STUART Y. JOHNSON

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one