This instrument was prepared by

(Name) HOLLIMAN, SHOCKLEY & KELLY, ATTORNEYS
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

1993-29206 Inst

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY-SEVEN THOUSAND AND NO/100 ($127,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

J. DENNIS SIMS d/b/a JDS HOMES

(herein referred to as grantors) do grant, bargain, sell and convey unto

THOMAS M. BURNUM and wife, CHRISTINA BURNUM

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY _____ County, Alabama to-wit:

Lot 2, Sector 2, according to the Survey of Apache Ridge,
Sectors 1 and 2, as recorded in Map Book 16, in the Probate
Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

SUBJECT TO: (1) Taxes for the year 1993 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations,
covenants and conditions of record, if any. (3) Mineral and mining
rights excepted.

$ 128,587.00 of the purchase price of the property being conveyed
herein has been paid by the proceeds of a first mortgage loan
executed and recorded simultaneously herewith.

This property is not the homestead of the grantor or his spouse.

09/22/1993-29206
01:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 RCD 9.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; 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 herein) 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) 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, I have hereunto set my hand(s) and seal(s), this 15th

day of September , 19 93.

WITNESS:

_____ (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)
J. DENNIS SIMS, d/b/a JDS HOMES
_____ (Seal)

J. Dennis Sims

_____ (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority , a Notary Public in and for said County, in said State,
hereby certify that J. DENNIS SIMS d/b/a JDS HOMES
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 official seal this 15th day of September A. D., 19 93

My Commission Expires: 8-24-94 _____
Notary Public.

FORM NO LT002