

SEND TAX NOTICE TO:

(Name) Beartrel E. Milton
132 Deer Run Drive
 (Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Anne R. Strickland, Attorney at Law

(Address) 1855 Data Drive, Ste. 115, Birmingham, Alabama 35244

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of one hundred thirty-nine thousand nine hundred and no/100
dollars (\$139,900.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
 or we,

Dennis Sims, d/b/a J.D.S. Homes

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Beartrel E. Milton and Debra J. Milton,
Husband and Wife

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 21, in Sector 5, according to the map of Apache Ridge Subdivision,
as recorded in Map Book 17, Page 62, in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

Subject to all restrictions, easements, covenants and rights of way of
 record; taxes for 1994 and subsequent years, not yet due and payable.

\$125,900.00 of the purchase price recited herein was paid from the proceeds
of a mortgage loan recorded simultaneously herewith.

Inst # 1994-19640

06/21/1994-19640
 08:22 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 NCD 22.50

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, I have hereunto set my hands(s) and seal(s), this 15th
day of June, 1994

Dennis Sims (Seal)
Dennis Sims, d/b/a J.D.S. Homes

(Seal)
 (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Anne R. Strickland, a Notary Public in and for said County, in said State,
 hereby certify that Dennis Sims, d/b/a J.D.S. 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 June, A. D., 1994

My commission expires: 5-11-97

Anne R. Strickland
 Notary Public.

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