

This instrument was prepared by

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

Send Tax Notice To: JAMES BRIGGS WILLIFORD  
name 112 Deer Run Drive  
Alabaster, Alabama 35007  
address

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-three Thousand Three Hundred & No/100 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 J D S HOMES

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

JAMES BRIGGS WILLIFORD and JOY S. WILLIFORD

(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 4, according to the survey of Apache Ridge, Sector Four, as recorded in Map Book 16 page 90, 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.

The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-06062

03/04/1993-06062  
11:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 7.50

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 26th day of February, 1993.

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

J. Dennis Sims  
(Seal)

J. DENNIS SIMS d/b/a J D S HOMES  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(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 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 26th day of February A. D., 19 93

OFFICIAL SEAL

My Commission JOHN R. HOLLIMAN 29-94

NOTARY PUBLIC FOR

STATE OF ALABAMA AT LARGE  
COMMISSION EXPIRES 8-29-94

[Signature]  
Notary Public.