

This instrument was prepared by

Send Tax Notice To: RICHARD ROBERT WEIGANT
name 120 Wagon Trail
Alabaster, AL. 35007
address

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

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 THIRTY-NINE THOUSAND SIXTY-FIVE AND NO/100 DOLLARS
(\$139.065.00)

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

RICHARD ROBERT WEIGANT and wife, REBECCA A. WEIGANT

(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 27, 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: (1) Taxes for the year 1994 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations,
covenants and conditions of record, if any.

\$131,575.00 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.

11/01/1993-34223
02:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 16.00

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 28th
day of October, 1993.

WITNESS:

(Seal)

(Seal)

(Seal)

J. Dennis Sims
J. DENNIS SIMS d/b/a JDS 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 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 28th day of October, A. D., 1993

My Commission Expires: 3-12-97

James A. Williams
Notary Public.