

This Instrument was Prepared By:
Lucille S. Farris
P. O. Box 247
Alabaster, Alabama 35007

MAIL TAX NOTICE TO:

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Twenty Thousand Three Hundred Dollars (\$20,300) to the undersigned GRANTOR, MARY F. ROENSCH, a married woman, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

DENNIS SIMS d/b/a J.D.S. HOMES

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

Lot 21, 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:

Easements and restrictions of record.

Subdivision restrictions recorded at Instrument 1993-18462

in the Probate Office of Shelby County, Alabama.

Mining and mineral rights if not owned by GRANTOR.

No part of the above described real estate constitutes the homestead of the GRANTOR or spouse of GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for herself, her successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that she has a good right to sell and convey the same as aforesaid; that she will, and her successors and assigns shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR hereto set its signature and seal, this 22nd day of November, 1993.

BY:

Mary F. Roensch
Mary F. Roensch
GRANTOR

The above consideration was paid by a mortgage filed simultaneously herewith.

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary F. Roensch 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of November, 1993.

Dianne Matherly
Notary Public

My Commission Expires 9-1-95

11/29/1993-37704
07:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 9.50

Merchants & Panties

Inst # 1993-37704