

Send Tax Notice To:
JAMES MICHAEL ARTHUR
245 Wagon Trail
Alabaster, Alabama 35007



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-Seven Thousand Nine Hundred and no/100----- DOLLARS

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

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

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

JAMES MICHAEL ARTHUR and wife, WENDI SAPP ARTHUR

(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 11, according to the survey of Apache Ridge, Sector 6, as recorded in Map Book 17 page 145 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.
(3) Mineral and mining rights, if any.

\$ 133,100.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-33563

11/09/1994-33563
02:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 23.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 27th day of October, 19 94.

WITNESS:

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

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
Shelby COUNTY General Acknowledgment

I, the undersigned authority, 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 27th day of October A.D., 19 94

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 12, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

James A. Bellman
Notary Public

1994-33563
Inst # 1994-33563