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Eastern Office (205) 833-1571 FAX 833-1577

Notary Public

200,00

Riverchase Office (205) 988-5600 FAX 988-5905

FAX 833-1577 Send Tax Notice to: This instrument was prepared by: ALAN R. HESTER and JANET M. HESTER Holliman, Shockley & Kelly (Name) (Name) (Address) 104 Tintern Abbey 2491 Pelham Parkway (Address) ___ Alabaster, AL 35007 Pelham, AL 35124 WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS. COUNTY SHELBY That in consideration of One Hundred Seventy Thousand and no/100------DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, J. DENNIS SIMS d/b/a JDS HOMES (herein referred to as grantors), do grant, bargain, sell and convey unto ALAN R. HESTER and wife, JANET M. HESTER (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in County, Alabama, to-wit: SHELBY Lot 17, according to the Survey of Weatherly, Glen Abbey, Sector 12, as recorded in Map Book 18 page 128 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. SUBJECT TO: (1) Taxes for the year 1995 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. of the purchase price is being paid by the \$ 143,000.00 proceeds of a first mortgage loan executed and recorded simultaneously herewith. Inst # 1995-24650 09/06/1995-24650 02:21 PM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 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 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons. hand(s) and scal(s) this IN WITNESS WHEREOF, I have hereunto set my day of August 19 95. WITNESS 🔝 (Scal) (Scal) (Seal) (Seal) (Scai) STATE OF ALABAMA General Acknowledgment SHELBY I, the undersigned authority a Notary Public in and for said County, in said State, hereby __, whose name ____is___ signed to the foregoing certify that J. DENNIS SIMS d/b/a JDS HOMES known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, ís conveyance, and who ____ executed the same voluntarily on the day the same bears date. August Given under my hand and official seal, this ___29th __ day of _

My Commission Expires: