

This Instrument was prepared by:  
Thomas J. Thornton  
1119 Willow Run Road  
Birmingham, Alabama 35209

Send Tax Notice to:  
J. Dennis Sims

# WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty Six Thousand and 00/100 Dollars (\$26,000.00) and other good valuable consideration, in hand paid by J. Dennis Sims d/b/a J. D. S. Homes (GRANTEE) receipt of which is hereby acknowledged, Weatherly Joint Venture, L.L.C., (GRANTOR) does grant, bargain, sell and convey unto the GRANTEE, the following described real estate situated, lying and being in the County of Shelby, State of Alabama, and being more particularly described as follows:

Lot 19, 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.

Minerals and mining rights excepted, together with privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #1994-24487 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1995 and subsequent years.
2. Setback lines, easements and restrictions as shown on the record map.
3. Restrictive Covenants as recorded in Instrument #1994-25694 in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Book 127, Page 410; and Book 194, Page 30 in the Probate Office of Shelby County, Alabama.
5. Agreement for ingress and egress, as set forth in Book 289, Page 858 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

And the said GRANTOR does for itself and for its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said Premises, and that it has a good right to grant and convey the aforesaid property, that it will and its successors and assigns shall warrant and defend the same to the said grantee and its successors and assigns forever, against the lawful claims of all persons.

Inst # 1996-00765

01/09/1996-00765  
11:08 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 12.00

Inst # 1996-00765

IN WITNESS WHEREOF, the Managing Member of the Grantor, in its capacity as such Managing Member, and with full authority to do so, have hereunto set its hand and seal, this 9th day of January, 1996.

WEATHERLY JOINT VENTURE, L.L.C.

By: Thomas J. Thornton (SEAL)  
Thomas J. Thornton, Managing Member

By: Jack H. Harrison (SEAL)  
Jack H. Harrison, Managing Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas J. Thornton, Managing Member of Weatherly Investment Group, L.L.C., 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 foregoing conveyance, he, in his capacity as such Managing Member and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9th day of January, 1996.

Maile E. Wilson  
Notary Public

My Commission expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 8, 1997  
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack H. Harrison, Managing Member of Weatherly Investment Group, L.L.C., 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 foregoing conveyance, he, in his capacity as such Managing Member and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9th day of January, 1996.

Maile E. Wilson  
Notary Public

My Commission expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 8, 1997  
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