

This instrument was prepared by:

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

Send Tax Notice to:

(Name) David S. Lowe
(Address) 121 St. Charles Drive
Helena, AL 35080

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Two Thousand Nine Hundred and No/100 DOLLARS
to the undersigned grantor, JDS Homes a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
David S. Lowe

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

Lot 30, according to the Survey of Magnolia Park, St. Charles Place, Phase Three Sector One, as recorded in Map Book 21, Page 4, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1996 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.

\$ 64,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-30838

09/18/1996-30838
01:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCS 47.50

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

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

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal.

President, who is

this the 13th day of September, 19 96

ATTEST:

Secretary

By

J. Dennis Sims
J. Dennis Sims President

STATE OF ALABAMA

Shelby County }

I, the undersigned authority

a Notary Public in and for said County, in said State,

hereby certify that J. Dennis Sims

whose name as President of JDS Homes, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 13th day of September, 19 96

8-29-98

Notary Public

Inst # 1996-30838