

Form furnished by LAND TITLE COMPANY

This instrument was prepared by

Send Tax Notice To:

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

Name) Karen Lynn Greene
310 St. Charles Way
Helena, AL 35080
 Address)

WARRANTY DEED

STATE OF ALABAMA
 COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred One Thousand and no/100 (\$101,000.00) Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. Dennis Sims d/b/a JDS Homes

herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto
Karen Lynn Greene

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

Lot 43, according to the Survey of St. Charles Place, Phase Three, Sector Three,
 as recorded in Map Book 22, Page 2, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1997 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.

\$ 101,000.00 of the purchase price is being paid by the proceeds of a first
 mortgage loan executed and recorded simultaneously herewith.

Inst # 1997-08821

03/21/1997-08821
 02:03 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 9.50

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

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 13th day of
March, 19 97.

 (Seal)

 (Seal)

J. Dennis Sims
d/b/a JDS Homes

 (Seal)

STATE OF ALABAMA
 COUNTY OF Shelby

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby
 certify that J. Dennis Sims d/b/a JDS Homes, whose name(s) 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 the 13th day of March, 1997.

8-29-98
[Signature]
 Notary Public