

This instrument was prepared by

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

Kimberly K. Juneau
 (Name) 314 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

Kimberly K. Juneau

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

04/02/1997-12401
 09:07 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DOB: 11/23 14:00

Lot 41, according to the Survey of St. Charles Place, Sector Three, Phase 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.

\$ 95,950.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 14th day of

April, 19 97.

(Seal)

J. Dennis Sims
 d/b/a JDS Homes

(Seal)

(Seal)

(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 14th day of April, 1997.

8-29-98
 Notary Public

12401-1997-04