

This instrument was prepared by

Send Tax Notice To:

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

Holly R. Bosworth
(Name) 333 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 Ten Thousand, One Hundred and no/100----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEEES 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

Holly R. Bosworth, a single person

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

lot 94, according to the Survey of St. Charles Place, Magnolia Park, Phase 3, Sector 4,
as recorded in Map Book 22, Page 144, 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.

\$ 109,200.00 of the purchase price recited above was paid from the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

Inst # 1997-35172

10/29/1997-35172
08:43 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE

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 GRANTEEES, 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 GRANTEEES, 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 XXXX 30th day of

XXXXXX September, 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,
his executed the same voluntarily on the day the same bears date.
Given under my hand and official seal, this the XXXX 30th day of XXXXXX September, 1997.

Michael David Phillips
Notary Public
commission expires 3/3/99

Inst # 1997-35172