

Form furnished by LAND TITLE COMPANY
This instrument was prepared by

Send Tax Notice To:

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

Jared M. Thomas
(Name) 328 St. Charles Way
Helena, AL 35080
(Address)

1997-37004
Inst

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Six Thousand, Two Hundred Fifty and no/100-----Dollars

In 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 grantors) do, grant, bargain, sell and convey unto

Jared M. Thomas and wife Carrie B. Thomas

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama, to-wit:

Lot 98, 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.

\$ 100,900.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

11/12/1997-37004
02:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 14.00

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it be the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if it does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 ~~XXXX~~ 30th day of ~~XXXXXXXX~~ September, 19 97.

(Seal)

(Seal)

J. Dennis Sims
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 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 ~~XXXXXXXX~~ September, 19 97.

Michael David Phillips
Notary Public my commission expires 3-3-99