

Form furnished by LAND TITLE COMPANY  
This instrument was prepared by

Send Tax Notice To:  
Richard Bruce Hamilton  
Kimberly C. Hamilton  
(Name) 325 St. Charles Way  
Helena, AL 35080  
(Address)

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

**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 Eight Thousand, Eight Hundred Forty-Five and no/100-----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 grantors) do, grant, bargain, sell and convey unto

Richard Bruce Hamilton and wife Kimberly C. Hamilton

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

See Exhibit "A" attached hereto and made a part hereof as if set forth in  
full herein for the complete legal description of the property being conveyed  
by this instrument.

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.

\$ 106,237.00 of the purchase price recited above was paid from the proceeds of a  
first mortgage loan executed and recorded simultaneously herewith.

12/10/1997-40118  
08:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 14.00

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being  
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the  
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 one  
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 20th day of  
November, 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 J. Dennis Sims d/b/a JDS Homes, 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 20th day of November, 19 97.

Notary Public 3-12-2001

EXHIBIT "A"

**Lot 90-A, according to a Resurvey of Lots 90 and 91, St. Charles Place, Magnolia Park,  
Phase 3, Sector 4, as recorded in Map Book 23, Page 41, in the Probate Office of  
Shelby County, Alabama.**

**Minerals and mining rights excepted.**

Inst # 1997-40118

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