

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & KellyJ. Dennis Sims d/b/a JDS Homes(Name) 2491 Pelham Parkway(Name) 8450 County Road 73Pelham, AL 35124Montevallo, AL 35115

(Address)

(Address)

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

12/31/1997 12306
 09:04 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 201 ME 9.50

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Eight Thousand and no/100-----Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert C. Farmer and wife Theresa T. Farmer and Larry Kent, a married man

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

J. Dennis Sims d/b/a JDS Homes(herein referred to as grantee, whether one or more), the following described real estate situated in
Shelby County, Alabama, to-wit:

Lots 1, 3, 5, 7, 9, 11, 43 and 45, according to the Survey of Willow Cove, Phase I, as
 recorded in Map Book 23, Page 75, in the Probate Office of Shelby County, Alabama.
 Minerals and mining rights excepted.

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.

The property being conveyed herein does not constitute the homestead of Larry Kent
 or his spouse.

\$ 128,000.00 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, we have hereunto set our hand(s) and seal(s), this 29th day ofDecember, 19 97

Larry Kent (Seal)
Larry Kent (Seal)

Robert C. Farmer (Seal)
Theresa T. Farmer (Seal)

STATE OF ALABAMA

COUNTY OF SHELBY

General Acknowledgment

** a married man

I, the undersigned authority, a Notary Public in and for said County in said State, hereby
 certify that Robert C. Farmer and wife Theresa T. Farmer & Larry Kent,** whose name(s) are signed to the
 foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance,
 they executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this the 29th day of December, 19 97

8-29-98
[Signature]
 Notary Public

1997-42306