

This instrument was prepared by

Holliman, Shockley &amp; Kelly

(Name) 2491 Pelham Parkway

Pelham, AL 35124

(Address)

Send Tax Notice To:

Mark Christopher Fisher

Iva Fisher

(Name) 330 St. Charles Way

Helena, AL 35080

(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 Twelve Thousand, Three Hundred Fifty 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

Mark Christopher Fisher, and wife Iva Fisher

(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 97, 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.

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.

\$ 107,000.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

02/09/1998-04214  
 08:33 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 002 MEL 16.50

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, 1 have hereunto set my hand(s) and seal(s), this 22nd day of January, 19 98.

(Seal)

J. Dennis Sims, d/b/a, JDS Homes

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)


INS 1998-04214

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 22nd day of January, 19 98.

  
Notary Public  
8-29-98

Inst # 1998-04214

Return to:

02/09/1998-04214  
08:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 16:30

TO

WARRANTY DEED  
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

Recording Fee \$ \_\_\_\_\_  
Deed tax \$ \_\_\_\_\_