

This instrument was prepared by

Holliman, Shockley & Kelly

(Name) 2491 Pelham Parkway

Pelham, AL 35124

(Address)

Send Tax Notice To:

William Michael MacMillan

Tanya Means MacMillan

(Name) 332 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 One Thousand, Eight Hundred Fifty and no/100 Dollars

to the undersigned grantor, or grantors in hand paid to the GRANTEEES herein, the receipt whereof is acknowledged, v

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

(herein referred to as grantors) do, grant, bargain, sell and convey unto

William Michael MacMillan and wife Tanya Means MacMillan

(herein referred to as GRANTEEES) 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.

\$ 101,380.00 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 GRANTEEES 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 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 25th day of February, 1998.

(Seal)

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

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

03/06/1998-07875
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 REC 14.00

Inst # 1998-07875

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 25th day of February, 19 98


Notary Public

3-12-2001

Return to _____

TO _____

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA
COUNTY OF _____

Recording Fee \$ _____

Deed Tax \$ _____

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA
600 20th Street North
Birmingham, Alabama 35203-2601
(205) 251-2871

EXHIBIT "A"

Lot 96, 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.

Inst # 1998-07875

03/06/1998-07875
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 14.00