

This instrument was prepared by

Send Tax Notice To:

Leland D. Collins  
Tracey L. Gothard

Holliman, Shockley &amp; Kelly

(Name) 2491 Pelham Parkway  
Pelham, AL 35124(Name) 331 St. Charles Way  
Helena, AL 35080

(Address)

(Address)

**WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred One Thousand, Seven 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 grantor, whether one or more) do, grant, bargain, sell and convey unto

Leland D. Collins, a single person  
Tracey L. Gothard, a single person(herein referred to as grantee, whether one or more), the following described real estate situated in  
Shelby County, Alabama, to-wit:Lot 93, 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.\$ 101,483.00 of the purchase price recited above was paid from the proceeds of a  
first mortgage loan executed and recorded simultaneously herewith.03/25/1998-10380  
09:01 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JDS NOTTO HAVE AND TO HOLD, to the said GRANTEE, his, her, or ~~GRANTEE~~ 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, I have hereunto set my hand(s) and seal(s), this 25th day ofFebruary, 19 98

(Seal)

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

(Seal)

(Seal)

(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 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

Inst # 1998-10380