

This instrument was prepared by:

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

Send Tax Notice to:

(Name) Jo Elaine Sims(Address) 2041 King Charles PlaceAlabaster, AL 35007**CORPORATION FORM WARRANTY DEED****STATE OF ALABAMA****SHELBY****COUNTY****KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of

One Hundred One Thousand, Nine Hundred and no/100--- DOLLARS

to the undersigned grantor,

Landrum Builders, Inc.

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Jo Elaine Sims

(herein referred to as GRANTEE, whether one or more), 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 1998 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.

\$ 101,900.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1998-25501

07/07/1998-25501  
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SHELBY COUNTY JUDGE OF PROBATE  
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TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 19th day of June, 19 98

ATTEST:

Landrum Builders, Inc.

By

Ronny Landrum

President

Secretary

**STATE OF ALABAMA****Shelby****County**

I, the undersigned authority

a Notary Public in and for said County, in said State,

hereby certify that

Ronny Landrum

whose name as

President of

Landrum Builders, Inc.,

a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 19th day of June, 19 98

Notary Public

**EXHIBIT "A"**

**Lot 10, according to the Survey of Spring Gate, Sector One, as recorded in Map Book 18 page 31 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

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