

is instrument was prepared by

Form furnished by LAND TITLE COMPANY

Send Tax Notice To:

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

Alan Yarchak  
(Name) 8017 Rockhampton Circle  
Helena, AL 35080  
(Address)

ARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

that in consideration of One Hundred Fourteen Thousand, Nine Hundred and no/100 Dollars

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

Alan Yarchak

herein referred to as grantee, whether one or more), the following described real estate situated in  
Shelby County, Alabama, to-wit:

Lot 406, according to the Survey of Wyndham, Rockhampton Sector, as recorded in  
Map Book 23, Page 39, in the Probate Office of Shelby County, Alabama.

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.

\$ 111,450.00 of the purchase price recited above was paid from the proceeds of a  
first mortgage loan executed and recorded simultaneously herewith.

Inst # 1998-35769

09/14/1998-35769  
08:34 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CSM 12.00

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  
strant 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 hereto set my hand(s) and seal(s), this 31st day of

August, 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 31st day of August, 19 98.

Notary Public

3-12-2001