

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
JAMES M. TOLBERT
PAULA L. TOLBERT
~~Bonnie Blue Lane~~
~~Chelton, AL 36043~~
1911 Seattle Slew Drive
Helena, AL 35080

STATE OF ALABAMA}
JEFFERSON COUNTY}

Corporation Form Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SIXTY-SIX THOUSAND EIGHT HUNDRED EIGHTY DOLLARS AND NO/100's (\$66,880.00) to the undersigned grantor, JWS, L.L.C., an Alabama limited liability company, (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 JAMES M. TOLBERT and PAULA L. TOLBERT (herein referred to as GRANTEE, whether one or more), as joint tenants with rights of survivorship the following described real estate, situated in JEFFERSON County, Alabama:

Lot 1, according to the Survey of Tara Subdivision, Sector One, as recorded in Map Book 24, Page 72 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive use of a 50 foot easement for ingress, egress and utilities, according to survey recorded in Map Book 24, Page 72 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:
Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

This instrument is executed as required by the Articles of Organization and Operational Agreement of JWS, L.L.C., and same have not been modified or amended.

Birmingham, AL 35223

TO HAVE AND TO HOLD Unto 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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

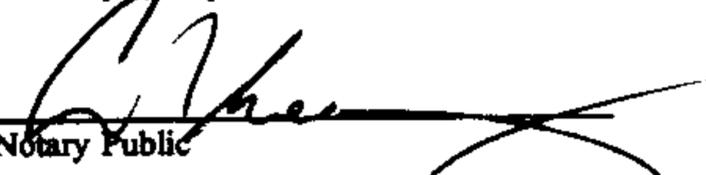
IN WITNESS WHEREOF, the said GRANTOR, by its Member, Anthony Joseph, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 28th day of September, 1998.

JWS, L.L.C.
By: 
Anthony Joseph
Member

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Anthony Joseph, whose name as Member of JWS, L.L.C., an Alabama limited liability company, 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, in capacity as such Managing Member, and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 28th day of September, 1998.


Notary Public
My Commission Expires: 5/29/99

10/09/1998-39652
11:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
75.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1998-39652