

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly

(Name) 2491 Pelham Parkway

Pelham, AL 35124

(Address)

J. Dennis Sims d/b/a

(Name) JDS Homes

8450 County Road 73

(Address) Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Rodney E. Davis and wife, Wanda S. Davis

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

J. Dennis Sims d/b/a JDS Homes

(herein referred to as grantee, whether one or more), the following described real estate situated in

Shelby County, Alabama, to-wit:

Lot 26-A, according to the Survey of Hunter Hills, Phase Three, as recorded in Map Book 23, Page 79, in the Probate Office of Shelby County, Alabama.

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.

Inst # 1998-47507

12/01/1998-47507
10:22 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CRH 9.00

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 warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 25th day ofNovember, 19 98.

(Seal)

(Seal)

Rodney E. Davis by his Attorney-in-fact

Rodney E. Davis by his Attorney-in-fact

Wanda S. Davis

Wanda S. Davis

STATE OF ALABAMA

COUNTY OF SHELBY

General Acknowledgment *by his Attorney-in-fact, Wanda S. Davis

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rodney E. Davis* and wife, Wanda S. Davis, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.Given under my hand and official seal, this the 25th day of November, 19 98.Catherine M. Scott
Notary PublicMy commission expires: 8-3-02