

SEND TAX NOTICE TO:

(Name) J. Dennis Sims d/b/a
JDS Homes
(Address) 8450 County Road 73
Montevallo, AL 35115

This instrument was prepared by

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

Form 1-1-3 Rev. 5/83
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGNIFICENT CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Six Thousand Nine Hundred and no/100----- DOLLARS

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

A. Neal Shirley, a married man (22.79% interest) and
Rodney E. Davis, a married man (77.21% interest)
(herein referred to as grantors) do grant, bargain, sell and convey unto

J. Dennis Sims d/b/a JDS Homes

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 2, according to the Survey of Windstone, as recorded in Map Book 25,
Page 2, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1999 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 # 1999-06795

02/17/1999-06795
01:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CM 35.50

The property being conveyed herein does not constitute the homestead of the
Grantors or their spouses.

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 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/we have hereunto set my/our hand(s) and seal(s), this 29th

day of January, 1999.

WITNESS:

(Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that A. Neal Shirley, a married man and Rodney E. Davis, a married man *
whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance, she/he/they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 29th day of January, A.D. 1999.

My commission expires: 8-3-02

A. Neal Shirley (Seal)

Rodney E. Davis by his Attorney-in-fact (Seal)

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

Wanda S. Davis
Catherine M. Scott