

WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF TWENTY SIX THOUSAND DOLLARS (\$26,000.00) TO THE UNDERSIGNED GRANTOR IN HAND PAID BY THE GRANTEE HEREIN, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, RODNEY E. DAVIS, A MARRIED MAN AND A. NEAL SHIRLEY, A MARRIED MAN, (HEREIN REFERRED TO AS "GRANTORS"), DOES GRANT, BARGAIN, SELL AND CONVEY UNTO J.D.S. HOMES, (HEREIN REFERRED TO AS "GRANTOR"), THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 15, BLOCK 1, ACCORDING TO THE SURVEY OF WINDSTONE SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



NO PART OF THE ABOVE DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS NOR IS IT THE HOMESTEAD OF THEIR SPOUSES.

SEND TAX NOTICE TO: J.D.S. HOMES, 8450 COUNTY ROAD 73, MONTEVALLO, AL 35115

TO HAVE AND TO HOLD TO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS FOREVER.

AND WE DO FOR OURSELVES AND FOR OUR HEIRS, EXECUTORS, AND ADMINISTRATORS COVENANT WITH THE SAID GRANTEE, THEIR HEIRS AND ASSIGNS, THAT WE ARE LAWFULLY SEIZED IN FEE SIMPLE OF SAID PREMISES; THAT THEY ARE FREE FROM ALL ENCUMBRANCES, UNLESS OTHERWISE NOTED ABOVE; THAT WE HAVE A GOOD RIGHT TO SELL AND CONVEY THE SAME AS AFORESAID; THAT WE WILL AND OUR HEIRS, EXECUTORS AND ADMINISTRATORS SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SALES, THIS 19<sup>TH</sup> DAY OF MARCH, 1999.

 (SEAL)  
RODNEY E. DAVIS  
 (SEAL)  
A. NEAL SHIRLEY

STATE OF ALABAMA )  
SHELBY COUNTY )

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT RODNEY E. DAVIS AND A. NEAL SHIRLEY, WHOSE NAMES 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 19<sup>TH</sup> DAY OF MARCH, 1999.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

04/01/1999-13583  
08:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HHS 9.50

Inst # 1999-13583