

This property does not constitute  
homestead for the Grantor.

Send Tax Notice:  
David G. Moore  
104 Bonnevill Drive  
Calera, AL 35040

STATE OF ALABAMA )

WARRANTY DEED

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eight-Two Thousand Five Hundred Dollars and 00/100 dollars (\$82,500.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, J. Dennis Sims d/b/a/ JDS Homes, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto David G. Moore, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama. to-wit:

Lot 43, according to the Survey of Willow Cove, Phase I, as recorded in Map Book 23, Page 75 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 28 day of May, 1999 at 831 Island Street, Montevallo, Alabama 35115.

GRANTORS

 (L.S.)  
J. Dennis Sims, d/b/a JDS Homes

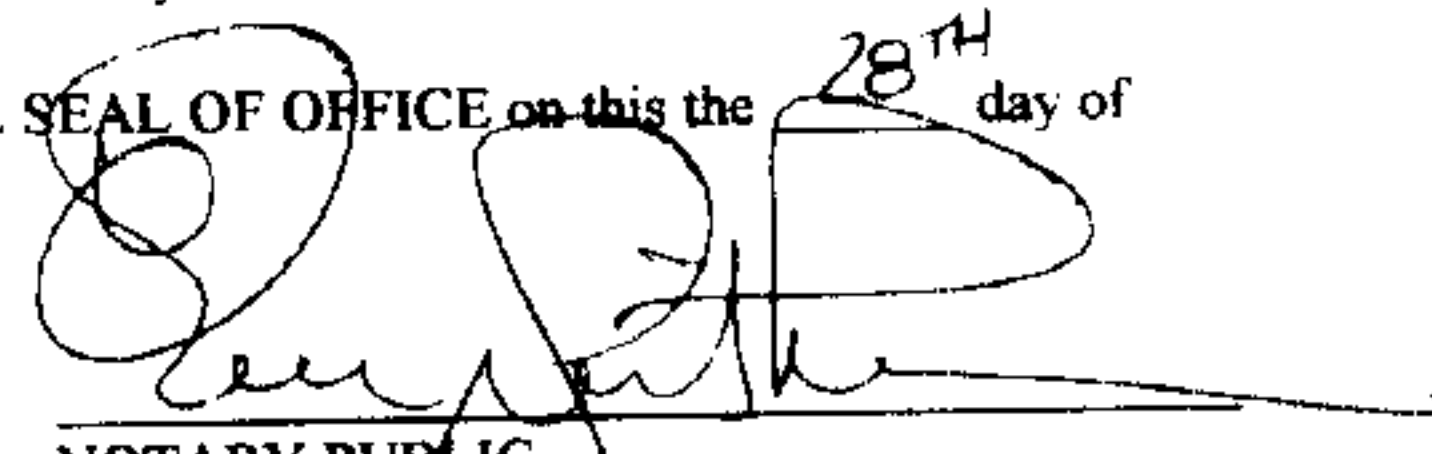
STATE OF ALABAMA )

ACKNOWLEDGMENT

SHELBY COUNTY )

I, Chris Smotherman, a Notary Public for the State at Large, hereby certify that the above posted name J. Dennis Sims, d/b/a JDS Homes which is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 28<sup>TH</sup> day of May, 1999.

  
NOTARY PUBLIC  
My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER R. SMITHERMAN  
ATTORNEY AT LAW  
831 ISLAND STREET  
MONTEVALLO, AL 35115  
(205) 665-4357

Inst # 1999-22573

05/28/1999-22573  
02:30 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMS 9.50