

SEND TAX NOTICE TO:
Bradley J. Farris
Maria H. Farris
149 Windstone Parkway
Chelaca, Alabama 35043

This instrument was prepared by:
Patrick F. Smith
Strickland & Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred Sixty-Four Thousand Six Hundred Forty-Seven and 00/100 Dollars (\$164,647.00) paid by the grantee herein, the receipt of which is hereby acknowledged, JAW, Inc., (hereinafter grantor, whether one or more), does Grant, Bargain, Sell and Convey unto Bradley J. Farris and Maria H. Farris, as joint tenants with rights of survivorship (hereinafter Grantees), all of its right, title and interest in the following described real estate, situated in SHELBY COUNTY, ALABAMA:

Lot 5, according to the Survey of Windstone, as recorded in Map Book 25, Page 2, in the Probate Office of Shelby County, Alabama

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$156,400.00 of the consideration recited hereinabove is from the proceeds of a purchase money first mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 17, 1999.

JAW, Inc.

By: *[Signature]*

its: *[Signature]*

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALLEN WRIGHT, whose name appears above as the PRESIDENT of JAW, Inc., and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date on behalf of and as the act of JAW, Inc.

[Signature]
Notary Public
Commission Expires: 10/06/2001



Inst # 1999-35424

08/24/1999-35424

09:48 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

NOTARY