

SEND TAX NOTICE TO:  
Shawn D. Thomas  
(Name) Leah M. Thomas  
301 Windstone Lane  
(Address) Chelsea, AL 35043

This instrument was prepared by  
(Name) Holliman, Shockley & Kelly  
2491 Pelham Parkway  
(Address) Pelham, AL 35124

Form 1-5 Rev. 1992  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MACBIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of One Hundred Sixty-Six Thousand and no/100 DOLLARS

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

J. Dennis Sims d/b/a JDS Homes

(herein referred to as grantors) do grant, bargain, sell and convey unto

Shawn D. Thomas and Leah M. Thomas

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

Shelby County, Alabama to wit:

Lot 15, according to the Survey of Windstone Subdivision, 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.

The entire purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

J. Dennis Sims d/b/a JDS Homes is one and the same as J.D.S. Homes.

Inst # 1999-35667

08/26/1999-35667  
08:34 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CM 9.58

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 16th day of AUGUST, 19 99.

WITNESS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal) (Seal) (Seal)  
J. Dennis Sims d/b/a JDS Homes

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. Dennis Sims d/b/a JDS Homes 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 16th day of August, A. D. 19 99  
[Signature]  
Notary Public