

This instrument was prepared by

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

(Address)

J. Dennis Sims d/b/a JDS Homes

(Name)

(Address)

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100----- Dollars

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

Brenda Pate, a married person

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

J. Dennis Sims d/b/a JDS Homes

(herein referred to as grantees, whether one or more), the following described real estate situated in
Shelby County, Alabama, to-wit:Lot 37, Phase 2, according to the survey of Hunter Hills Subdivision, as recorded in
Map Book 22, Page 94, 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 property herein being conveyed does not constitute the homestead of the grantor or
her spouse.

Inst # 1999-38176

09/13/1999-38176
08:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.00

TO HAVE AND TO HOLD, to the said GRANTEE, his, her, or their heirs and assigns forever.

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 30th day ofAugust, 19 99.

(Seal)

Brenda Pate
Brenda Pate

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby
certify that Brenda Pate, a married person, whose name(s) is/are signed in 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 the 30th day of August, 1999.[Signature]
Notary Public
3-12-2001