

SEND TAX NOTICE TO:

Jeffrey S. Posey
Jennifer Posey
128 Wisteria Drive
Chelsea, Alabama 35043

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

Inst # 1999-41567

10/06/1999-41567
10:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 C11 47.00
WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS,

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of the sum of **One Hundred Seventy Seven Thousand Five Hundred Twenty Five and 00/100 Dollars (\$177,525.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we,

J. Dennis Sims, a MARRIED man
d/b/a JDS Homes

(hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto

Jeffrey S. Posey and Jennifer Posey,
as joint tenants with rights of survivorship

(hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA:**

See Exhibit "A" Attached for Legal Description

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.

\$142,000.00 of the above-recited consideration is from the proceeds of a purchase money mortgage of even date herewith.

The property conveyed herein is not the homestead of the grantor or the grantor's spouse, if married.

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.

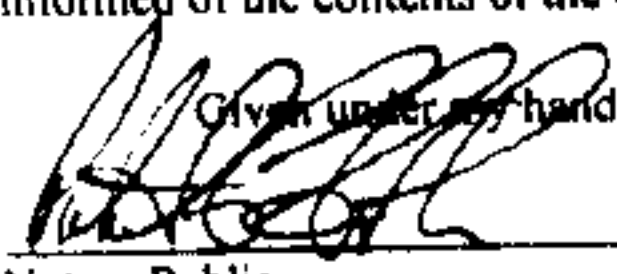
Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, 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 September 30, 1999.


J. Dennis Sims d/b/a JDS Homes

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, 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 signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day and at the place and on the date.


Notary Public
Commission Expires: 10-06-2001

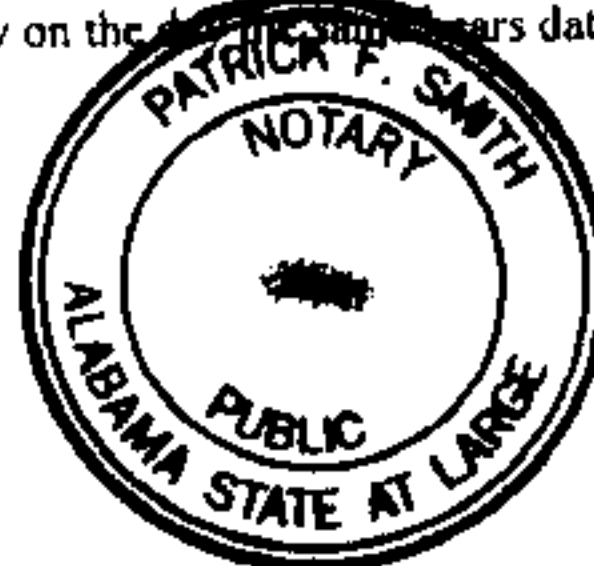


EXHIBIT "A" LEGAL DESCRIPTION

Lot 14, according to the survey of Windstone II, as recorded in Map Book 25, Page 110, in the
Probate office of Shelby County, Alabama

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