

This property does not constitute
homestead for the Grantor.

Send Tax Notice:
April Stokes
92 Bonneville Drive
Calera, Alabama 35040

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ~~Eighty Thousand Nine Hundred Dollars and 00/100 dollars~~ (\$80,900.00) 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 April Stokes, a single person, 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 45, according to the Survey of Willow Cove, Phase 1, 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 30 day of September, 1999 at 831 Island Street, Montevallo, Alabama 35115.

GRANTORS

 (L.S.)
J. Dennis Sims D/B/A JDS Homes

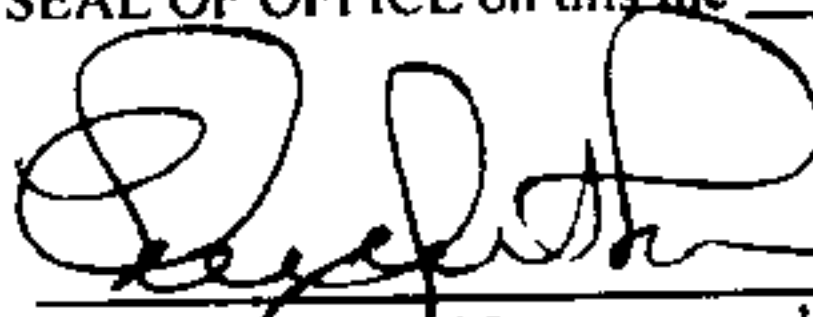
STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Chris Smitherman, 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 30TH day of September, 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 # 1999-42454

10/13/1999-42454
10:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 9.50