

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
STEPHEN D. GUILLORY
ANGELA T. GUILLORY
149 Shiraz Street
Montevallo, AL 35115

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

Corporation Form Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY-NINE THOUSAND NINE HUNDRED DOLLARS AND NO/100's (\$69,900.00)** to the undersigned grantor, **J W S, LLC**, an Alabama limited liability company, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell, and convey unto **STEPHEN D. GUILLORY and ANGELA T. GUILLORY** (herein referred to as **GRANTEE**, whether one or more), as joint tenants with rights of survivorship the following described real estate, situated in **JEFFERSON County, Alabama**:

Lot 2, according to the Survey of Tara Subdivision, Sector Two, as recorded in Map Book 24, Page 123, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$62,710.00 was paid from the proceeds of a mortgage loan closed simultaneously herewith.

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATIONAL AGREEMENT OF **J W S, LLC** AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

TO HAVE AND TO HOLD Unto the said **GRANTEES** 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 said **GRANTEES** 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by its Member, Anthony Joseph, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 15th day of October, 1999.

J W S, LLC

By: 

Anthony Joseph
Member

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Anthony Joseph, whose name as Member of **J W S, LLC**, an Alabama limited liability company, 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, in capacity as such Managing Member, and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 15th day of October, 1999.


Notary Public

My Commission Expires: 6/5/03

10/25/1999-43768
07:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJI 16.00