

SEND TAX NOTICE TO:

(Name) Bud F. Toretta
 (Address) 209 Windstone Parkway
Chelsea, AL 35043

This instrument was prepared by

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

Form 1-1-5 Rev. 5/92
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of One Hundred Eighty One Thousand Eight Hundred Fifty Six & no/100 DOLLARS

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

J.D.S. Homes

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

Bud F. Toretta and wife, Sharon M. Toretta

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

Shelby County, Alabama to-wit:

Lot 19, according to the Survey of Windstone II, as recorded in Map Book 25, page 110, 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.

\$ 149,795.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1999-48823
 12/02/1999-48823
 11:28 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 CJ1 41.00

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 the 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; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, 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 24th day of November, 19 99.

WITNESS:

 (Seal) J.D.S. Homes (Seal)
 _____ (Seal)
 _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that J.D.S. 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 24th day of November, A.D. 19 99

[Signature]
3-12-2001
 Notary Public