

This Document prepared by:
John R. Holliman
2491 Pelham Parkway
Pelham AL 35124

Send Tax Notice to:

WARRANTY DEED/CORRECTIVE DEED

STATE OF ALABAMA)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, *509*

That in consideration of the sum of Ten Dollars and 00/100 to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, We, Robert C. Farmer and wife, Theresa T. Farmer (herein referred to as grantors) do grant, bargain and sell and convey unto J. Dennis Sims d/b/a JDS Homes (herein referred to as grantees), the following described real estate situated in Shelby, Alabama to wit:

Lots 26 through 35, according to the Survey of Willow Cove, Phase 2, as recorded in Map Book 24, Page 49, in the Probate Office of Shelby County.

This deed is intended to correct and be in addition to that deed recorded in #1998-37028.

SUBJECT TO: (1) Taxes for the year 2000 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any.

The property herein being conveyed does not constitute the homestead of the grantor nor his spouse.

And I (we) do for myself(ourselves) and for my (ours) 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 (ours) 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.

Given under my hand and seal on this the 04th day of January, 2000.

Robert C. Farmer
Robert C. Farmer

Theresa T. Farmer
Theresa T. Farmer

STATE OF Alabama)

Shelby COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that Robert C. Farmer and wife, Theresa T. Farmer whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily.

Given under my hand and official seal this the 4th day of January, 2000.

[Signature]
NOTARY PUBLIC

My commission expires: 5-3-03

Inst # 2000-01605

01/14/2000-01605
09:48 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 HNS 9.50