

This instrument was prepared by

Anthony D. Snable, Attorney
1629 11th Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

TERRI WHITWORTH

136 COVE LANDING
CALERA, AL

35040

File #S90540

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$89,900.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, J. DENNIS SIMS, A MARRIED MAN d/b/a JDS HOMES (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto TERRI WHITWORTH (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 33, ACCORDING TO THE SURVEY OF WILLOW COVE, PHASE 2, AS RECORDED IN MAP BOOK 24, PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Ad valorem property taxes for the current tax year, 2000.
2. Easements, restrictions, covenants and reservations of record.

\$71,900.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE HIS HOMESTEAD OR THE HOMESTEAD OF HIS SPOUSE AS DEFINED BY CODE SECTION 6-10-2.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Inst # 2000-01606

01/14/2000-01606

09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 WMS 29.00

IN WITNESS WHEREOF, I/(we), have hereunto set my (our) hand(s) and seal(s) this 4th day of January, 2000.

 (SEAL)
J. DENNIS SIMS d/b/a JDS HOMES

_____(SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that J. DENNIS SIMS, A MARRIED MAN d/b/a JDS HOMES whose name(s) (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, HE/SHE/HEY executed the same voluntarily on the day the same bears date.

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


Notary Public
My commission expires: 11-2-03

Inst # 2000-01606

01/14/2000-01606
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SHELBY COUNTY JUDGE OF PROBATE
002 HNS 29.00