

John R. Holliman  
2491 Pelham Parkway  
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR  
LIFE WITH REMAINDER TO  
SURVIVOR

Sales price: \$168,900.00

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, J. Dennis Sims DBA JDS Homes, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto James L. Waddell, a single man, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 17 according to the Survey of Windstone, III as recorded in Map Book 26, Page 60, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Send Tax Notice to:

James L. Waddell

305 HONEYUCKLE LANE  
CHELSEA AL 35043

\$160,450.00 was paid from a first mortgage recorded herewith.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEE for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and

06/30/2000-21797  
08:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
B22 C31 19.50

Inst # 2000-21797

right of reversion. †

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the 23 day of JUNE, 2000.

X   
J. Dennis Sims

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that J. Dennis Sims DBA JDS Homes, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of JUNE, 2000.

  
Notary Public

My Commission Expires:

8/24/02

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RJR CJ1 13.50