

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

\$157,900.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Inst # 2000-23014

07/10/2000-23014

01:01 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CJ1 21.30

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 Chad E. McKnight, and wife, Ashleigh I. McKnight, (hereinafter referred, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 9 according to the Survey of Windstone, I Subdivision as recorded in Map Book 25, Page 110, 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.

\$23650 was paid from a 2nd mortgage recorded herewith.

\$126,300.00 was paid from first mortgage recorded herewith.

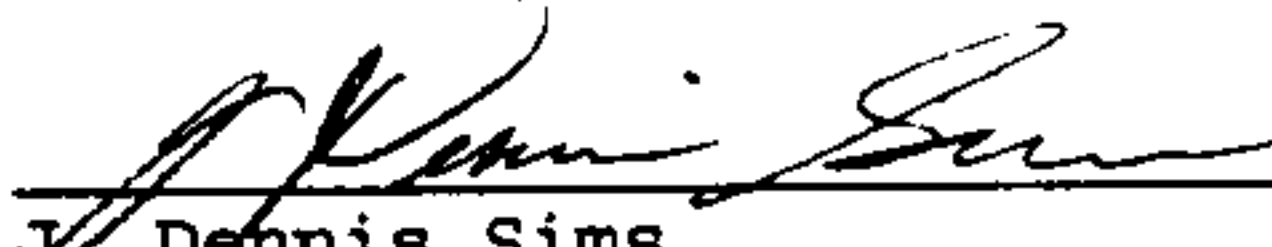
Grantee's address: 108 Wisteria Drive
Chekeea, AL 35043

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

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 30 day of JUNE, 2000.

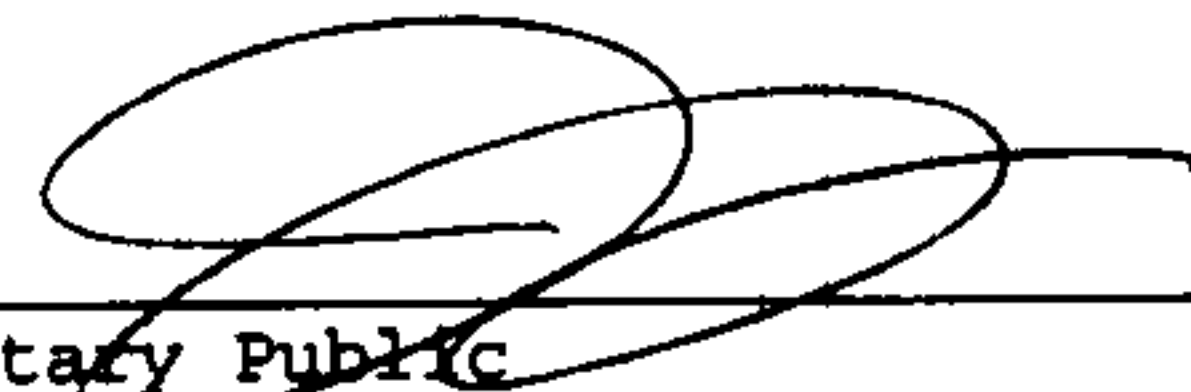

J. Dennis Sims

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 30 day of
JUNE, 2000.


Notary Public

My Commission Expires:

8/2/00

Inst # 2000-23014

07/10/2000-23014
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 21.30