

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

Send Tax Notice to:

127 MAGNOLIA RIDGE CIRCLE
CHICKEN AL 35043

\$173,246.00

STATE OF ALABAMA

CORPORATION WARRANTY DEED

COUNTY OF SHELBY

Inst # 2001-29726

07/18/2001-29726
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of One Hundred Seventy Three Thousand Two Hundred Forty Six and 00/100 to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, JDS Homes, Inc., an Alabama Corp., (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Efrain M Claudio, a single man, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 448 according to the Survey of Windstone IV as recorded in Map Book 27, Page 55, 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.

\$176,710.00 of the purchase price was paid from a mortgage recorded Simultaneously herewith.

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

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, his heirs and assigns, that it 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 it has a good right to sell and convey the same as aforesaid; that it will and its successors 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, the undersigned has hereunto set its signature by J. Dennis Sims its President on this the 10th day of July, 2001.

JDS Homes, Inc.

J. Dennis Sims
J. Dennis Sims, President

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 as President of JDS Homes, Inc. 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 as such duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 10th day of July, 2001.

[Signature]
Notary Public

My Commission Expires:

8-24-02

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