

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

FRANK L. NELSON
FRANK L. NELSON, DDS, JD, PC
389 Shades Crest Road
Birmingham, AL 35226

ALLEN R. LEWIS
BRENDA L. LEWIS
180 Cove Landing
Calera, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

CORPORATE WARRANTY DEED

SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ---EIGHTY-ONE THOUSAND AND NO/100'S DOLLARS (\$ 78,000.00) to the undersigned GRANTOR (whether one or more), J D S HOMES, INC., herein referred to as GRANTOR) in hand paid by the GRANTEE(S) herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto ALLEN R. LEWIS AND WIFE, BRENDA L. LEWIS, hereinafter referred to as GRANTEE(S) 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 SHELBY COUNTY, Alabama, to-wit:

Lot 26, 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; being situated in Shelby County, Alabama.

Parcel ID 58-35-1-02-0-002-026

\$ 78,000.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage filed simultaneously herewith.

Subject to the following exceptions:

1. Ad Valorem taxes for the year 2002 and subsequent years, said taxes not yet due and payable until October 1, 2002.
2. Easements, restrictions, residential covenants and right of ways of record.

TO HAVE AND TO HOLD unto the said Grantee(s), 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 right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

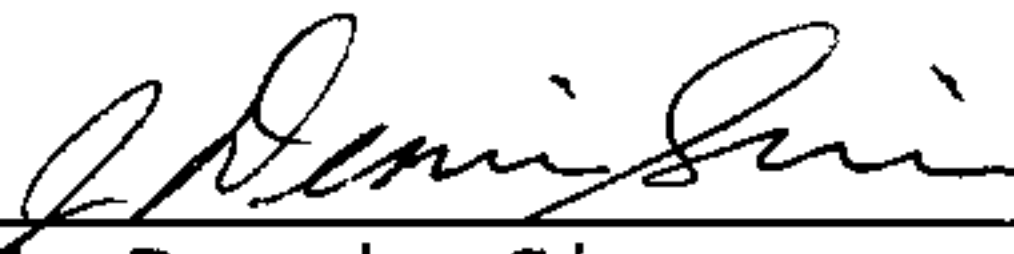
10/16/2001-44783
11:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 15.00

Inst # 2001-44783

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this the 28th day of September, 2001.

ATTEST:

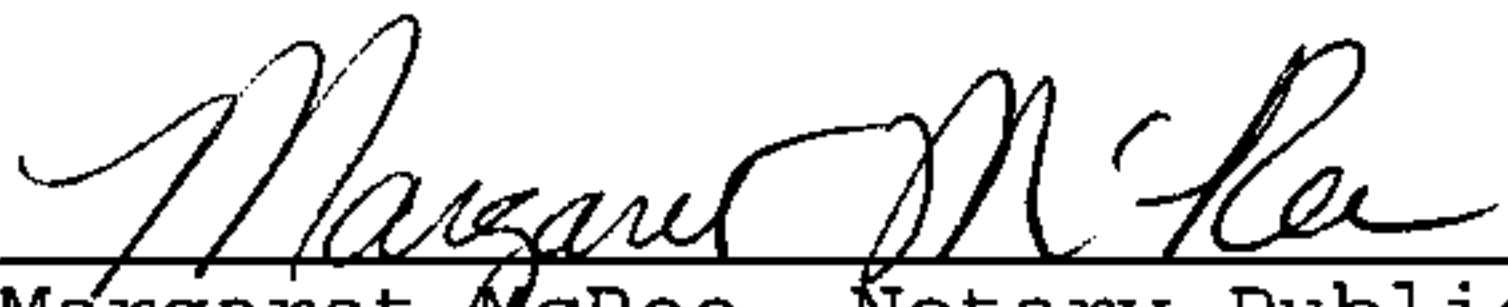
J D S HOMES, INC.

BY: 
J. Dennis Sims
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for
said County in said State, hereby certify that J. Dennis Sims
whose name as President of J D S 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 officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 28th day of
September, 2001.


Margaret McRee, Notary Public

My Commission Expires: 2-5-03

Inst # 2001-44783

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