

✓ This instrument was prepared by:

Stephen D. Keith  
230 Bearden Road  
Pelham, Alabama 35124

Please Send Tax Notice to:

Marty L. Tilley & Ashley M. Tilley  
169 Churchill Drive  
Alabaster, AL 35007

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Thirty Five Thousand Nine Hundred and 00/100 Dollars (\$135,900.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **JDS Homes, Inc.**, (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Marty L. Tilley and Ashley M. Tilley** (hereinafter referred to as Grantees) for and during their joint lives as joint tenants 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 238, according to the map of Cedar Grove at Sterling Gate, Sector 2, Phase 5, as recorded in Map Book 28, Page 91 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

\$133,800.00 of the purchase price paid with a mortgage loan executed simultaneously herewith.

Subject to:

1. Taxes for the year 2002 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees, for and during their joint lives as joint tenants 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.

And said JDS Homes, Inc. 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, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns will warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 1 Day of July, 2002.

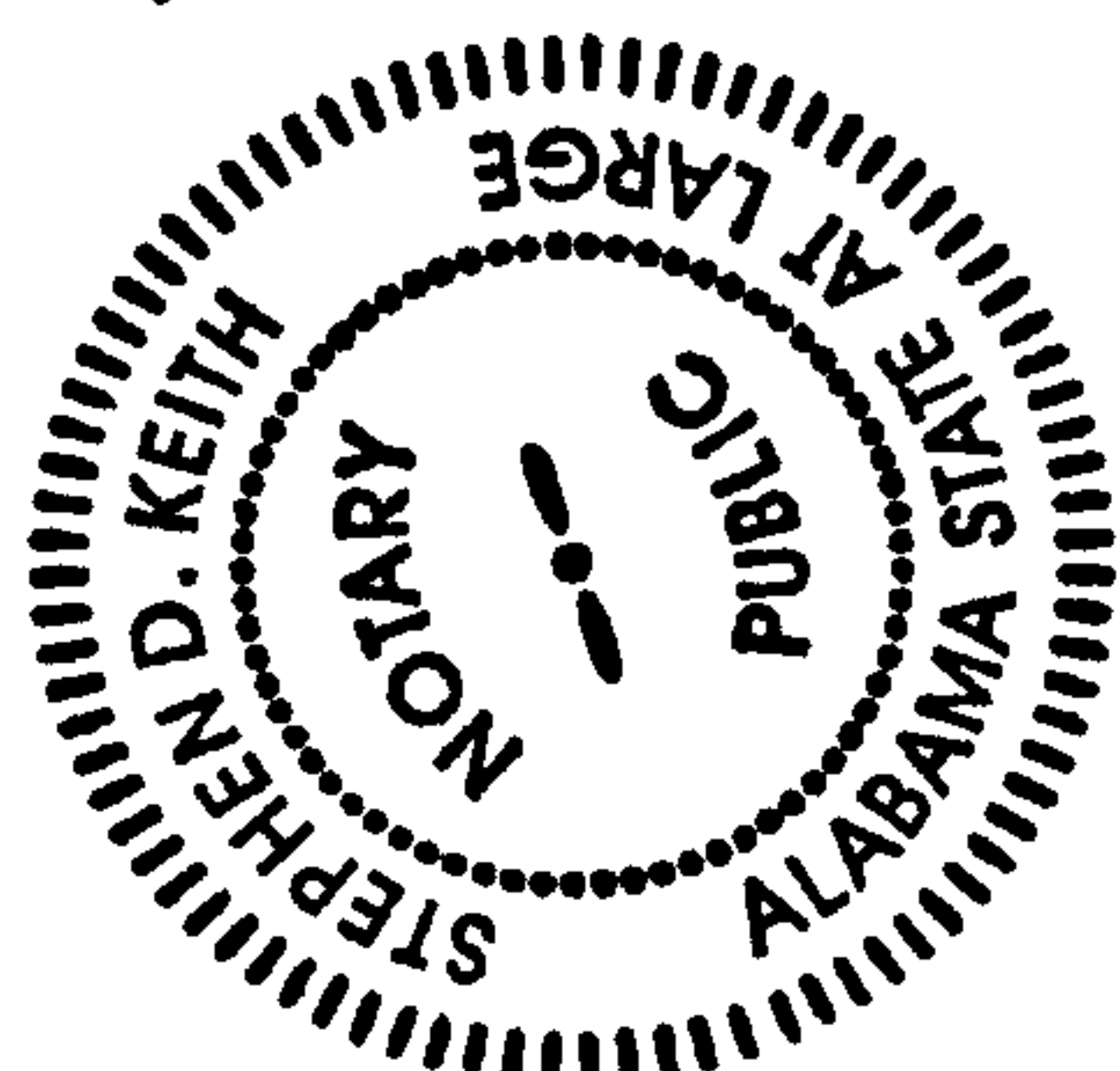
**JDS Homes, Inc.**

By: [Signature]  
Its: President

State of Alabama     )  
                                  )  
Shelby County        )

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Dennis Sims, whose name as President of JDS Homes, Inc. is signed to the foregoing conveyance, and who appeared before me and who is known to me acknowledged before me on this day, that being informed of the contents he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day same bears date.

Given under my hand and seal this 1 day of July, in the year 2002.



Notary Public

My Commission Expires: 3/21/2004