

This Instrument Prepared by:
Deborah S. Scott
120 Wixford Way
Alabaster, AL 35007

Send Tax Notices To:
Steven D. Sims
208 King Arthur Court
Alabaster, AL 35007

WARRANTY DEED



20021202000598020 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
12/02/2002 14:34:00 FILED/CERTIFIED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of NINETY NINE THOUSAND FIVE HUNDRED AND NO/100 (\$99,500.00) to the undersigned grantor,

KENCAR Development, Inc.

in hand paid by

Steven D. Sims

receipt whereof is hereby acknowledged, the said grantor does hereby grant, bargain, sell and convey unto the said grantee the following described real estate, to-wit:

Lot 504, according to the Map and Survey of Spring Gate, Phase 5, as the same is found of record in Map Book 27, Page 111, in the Probate Office of Shelby County, Alabama.

Subject to exsisting covenants and restrictions, easements, building lines, and limitations of record.
\$99,500.00 was paid from first mortgage recorded herewith.

TO HAVE AND TO HOLD unto the said grantee, their heirs and assigns forever.

And the said grantors do themselves, and for their successors and assigns, covenant with the said grantee, their heirs and assigns, that it is lawfully seized and possessed of said premises that it is free from all encumbrances, that they have a good right to sell and convey the same as aforesaid; that they will, and their successors and assigns shall, warranty and defend the same unto the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, KENCAR DEVELOPMENT, INC., KENNETH CARTER, PRESIDENT have hereunto set their hand(s) and seal(s), this 22nd day of November, 2002.

WITNESS:

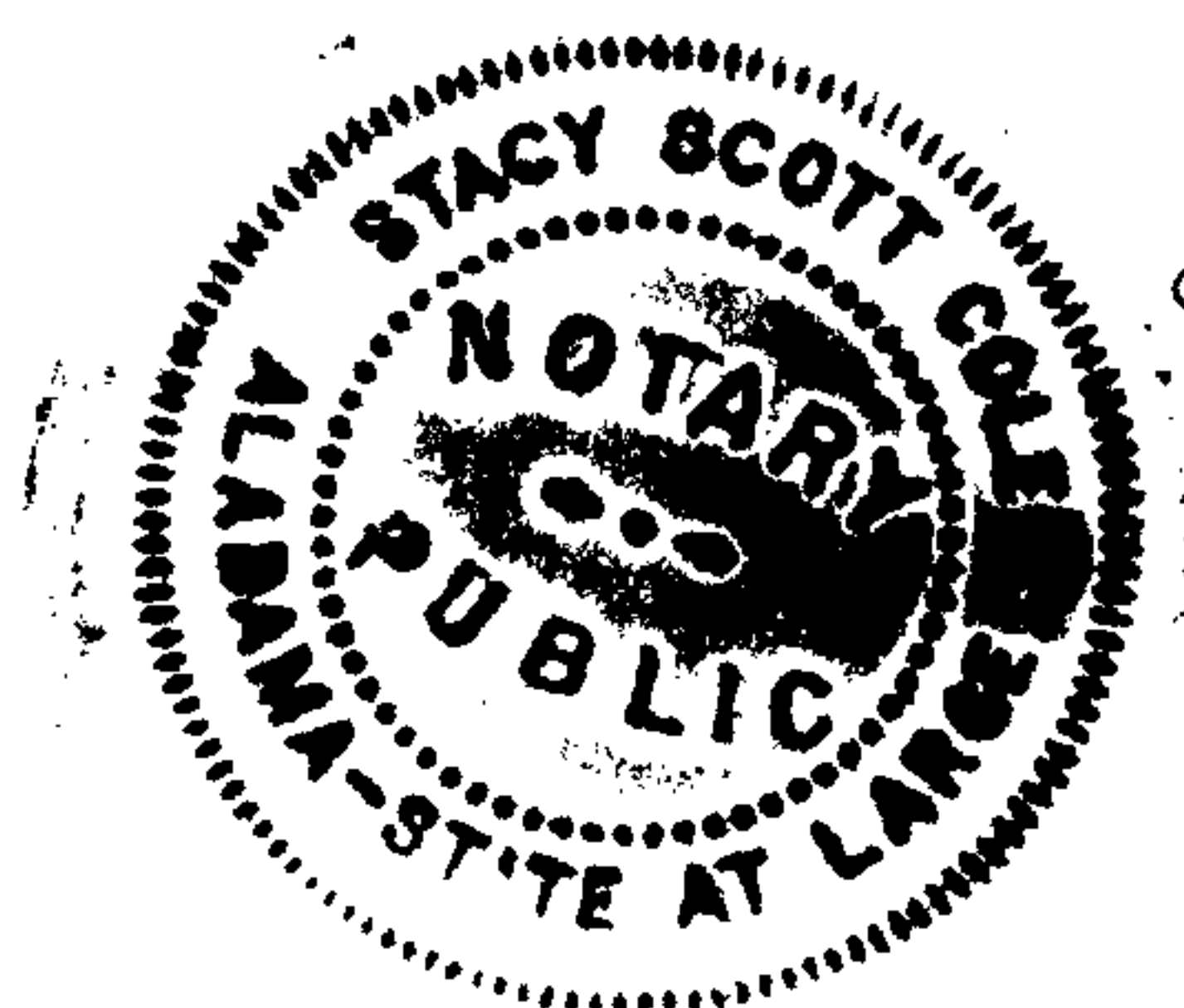
KENCAR Development, Inc.
By: [Signature]
Name: Kenneth Carter
Title: Pres.

STATE OF ALABAMA]

COUNTY OF SHELBY]

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Carter, President of KENCAR Development, Inc. whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November A.D. 2002.



[Signature]
Notary Public
My commission expires:

STACY SCOTT COLE
Notary Public, Alabama, State at Large
My Commission Expires March 28, 2006