

This Instrument Was Prepared By:  
**G. Wray Morse**  
**Attorney at Law**  
**1920 Valleydale Road**  
**Birmingham, AL 35244**

Send Tax Notice to:  
**Clifford E. Dyson**  
**817 Daventry Lane**  
**Calera, Alabama 35040**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**CORPORATION WARRANTY DEED, JOINTLY**  
**FOR LIFE WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Ninety Four Thousand Nine Hundred and 00/100 Dollars (\$94,900.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **JDS Homes, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Clifford E. Dyson and Jessica L. Dyson, husband and wife** (hereinafter referred to as GRANTEES), 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 the County of **Shelby** and State of **Alabama**, to-wit:

**Lot 106, according to the Survey of Daventry Sector II, as recorded in Map Book 26, Page 4, in the Probate Office of Shelby County, Alabama.**

**Note: \$94,900.00 of the above purchase price is in the form of a mortgage in favor of Southtrust Mortgage Corporation, executed and recorded simultaneously herewith.**

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.


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

TO HAVE AND TO HOLD the same unto GRANTEES 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 and its successors and assigns covenants with the 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **JDS Homes, Inc.** has hereunto set its signature by **J. Dennis Sims** its President on this the **30th** day of **May, 2003**.

**JDS Homes, Inc.**

  
**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., an Alabama corporation**, 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 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 **30th** day of **May, 2003**.

  
**G. Wray Morse, Notary Public**

My Commission Expires: **9/10/2004**