

This instrument was prepared by:

WILLIAM PATRICK COCKRELL  
ATTORNEY AT LAW  
(Name)

12 OFFICE PARK CIRCLE  
BIRMINGHAM, ALABAMA 35223  
(Address)

Send tax notice to:

MICHAEL L. ANDERSON  
AMBER E. ANDERSON  
(Name)

225 WOODBRIDGE TRAIL  
CHELSEA, ALABAMA 35043  
(Address)

**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 AND EIGHTY NINE THOUSAND dollars (\$189,000) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, JDS HOMES INC., AN ALABAMA CORPORATION (herein referred to as Grantor) do, grant, bargain, sell and convey unto MICHAEL L. ANDERSON AND AMBER E. ANDERSON, HUSBAND AND WIFE (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

**LOT 27, ACCORDING TO THE SURVEY OF CAMERON WOODS, 2<sup>ND</sup> ADDITION, AS RECORDED IN MAP BOOK 30, PAGE 20, IN THE PROBATE OFFICE OF SHELBY COUNTY.**

**NOTE: A Purchase Money Mortgage in the amount of \$ 157,200 dollars is recorded simultaneously herewith.**

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STATE OF ALABAMA


COUNTY OF SHELBY

TO HAVE AND TO HOLD, to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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, I have hereunto set my hand and seal, this 20 day  
of \_\_\_\_\_ JUNE, 2003.

\_\_JDS HOMES INC.

 (Seal)  
ITS PRESIDENT

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

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STATE OF ALABAMA  
COUNTY OF JEFFERSON

**General Acknowledgment**

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that JDS HOMES, INC. 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20 day of June 2003

William Patrick Cockrell  
Notary Public

WILLIAM PATRICK COCKRELL  
Notary Public, AL State at Large  
My Comm. Expires May 28, 2006

Return to: William Patrick Cockrell Attorney At Law

TO

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

STATE OF ALABAMA  
COUNTY OF JEFFERSON

Recording Fee \$

Deed tax \$