

THIS INSTRUMENT PREPARED BY:
Douglas H. Scofield, Atty
P O BOX 381704
BIRMINGHAM, Al 35238

**WARRANTY DEED WITH JOINT
RIGHT OF SURVIVORSHIP**

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STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWO HUNDRED THIRTY NINE THOUSAND SEVEN HUNDRED FORTY EIGHT AND No/100, DOLLARS (\$239, 748.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JDS HOMES, INC. BY DENNIS SIMS, A CORPORATION DOING BUSINESS IN SHELBY COUNTY, ALABAMA**, (hereinafter called "Grantor") does hereby GRANT, BARGAIN, SELL AND CONVEY unto **JODA L. BLANKENSHIP AND KRISTINE K. BLANKENSHIP , Husband and wife**, as Joint Tenants with Right of Survivorship (hereinafter called "Grantees"), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 504, ACCORDING TO THE MAP AND SURVEY OF WINDSTONE V SUBDIVISION, AS RECORDED IN MAP BOOK 31, PAGE 60, SHELBY COUNTY, ALABAMA RECORDS.

Together with any improvements and/or personal property affixed thereto.

This conveyance is made subject to the following:

- 1. Taxes due October 1, 2003.
- 2. Any and all exceptions of record.

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

And the Grantor does hereby covenant with Grantee, except as above noted that, at the time of delivery of this Deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through and under them as Grantors herein abut not otherwise.

IN WITNESS WHEREOF, the Grantors have executed this Deed on this the 27TH day of OCTOBER, 2003.

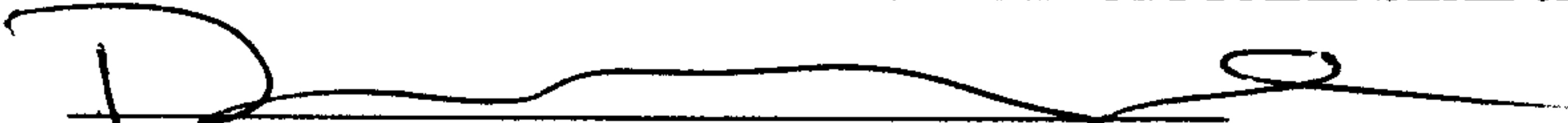
JDS HOMES, INC.


BY: DENNIS SIMS, PRESIDENT

STATE OF ALABAMA
JEFFERSON COUNTY

I, DOUGLAS H. SCOFIELD, a Notary Public, in and for said state and county, hereby certify that **DENNIS SIMS, PRESIDENT , JDS HOMES, INC** whose name is/are signed to the foregoing Warranty Deed, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he , as such officer, and with full authority, executed the same voluntarily for and as the act of the corporation on the day the same bears dated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 27TH day of OCTOBER, 2003.


Notary Public: **DOUGLAS H. SCOFIELD**
My Commission Expires: 10/07/06

