


Prepared By:
John or Jim Holliman
2491 Pelham Pkwy
Pelham, Al 35124

Send Tax Notice to:

244 Park Village Circle
Alabaster, Alabama 35007

\$108,500.00


20041004000545380 Pg 1/2 19.50
Shelby Cnty Judge of Probate,AL
10/04/2004 10:22:00 FILED/CERTIFIED

STATE OF ALABAMA

CORPORATION WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of One Hundred Eight Thousand Five Hundred and 00/100 to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, JDS Homes, Inc., an Alabama Corp., (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Mariano Rivera, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 38 according to the Survey of Final Plat, Park Forest Village as recorded in Map Book 31, Page 51, Shelby County, Alabama Records.

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

\$103,075.00 of the purchase price was paid from a mortgage recorded Simultaneously herewith.

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

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, his 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 GRANTEE, their heirs and
assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its
signature by J. Dennis Sims its President on this the 28th
day of September, 2004.

JDS Homes, Inc.

J. Dennis Sims
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. 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 28th day of
September, 2004.

Janet Adams
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MARCH 12, 2006