


DEED VALUE:
\$ 180,100.00
TOTAL VALUE OF
PURCHASE PRICE PAID
FROM MORTGAGE LOAN.

Prepared by and return to:
MATTHEW T. KNIGHT
2078 B VALLEYDALE ROAD
BIRMINGHAM, AL 35244


20041022000583400 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
10/22/2004 10:29:00 FILED/CERTIFIED

STATE OF ALABAMA

COUNTY OF SHELBY

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

KNOW ALL MEN BY THESE PRESENTS that in consideration of TEN DOLLARS to the undersigned grantor, in hand paid by the grantee herein, and other good and valuable consideration, the receipt whereof is hereby acknowledged, J.D.S. HOMES, BY AND THROUGH ITS DESIGNATED CORPORATE REPRESENTATIVE, Dennis Sims, Married Man, (herein referred to as "Grantor"), grants, bargains, sells and conveys unto JAMES C. MARRON AND TIFFANY R. MARRON, (herein referred to as "Grantee"), 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 SHELBY COUNTY, Alabama, to wit:

LOT 43, ACCORDING TO THE MAP AND SURVEY OF LIME CREEK CHELSEA PRESERVE SUBDIVISION 1, AS RECORDED IN MAP BOOK 32, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This conveyance is made subject to: 1. all restrictions, covenants, rights of ways and easements of record; 2. all mineral and mining rights are excepted. 3. Ad valorem taxes for the year 2004.

TO HAVE AND TO HOLD, To the said Grantee its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with said grantee its successors 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 it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The grantor has executed this conveyance, this 25 day of AUGUST, 2004.

(SEAL) 

(SEAL) _____

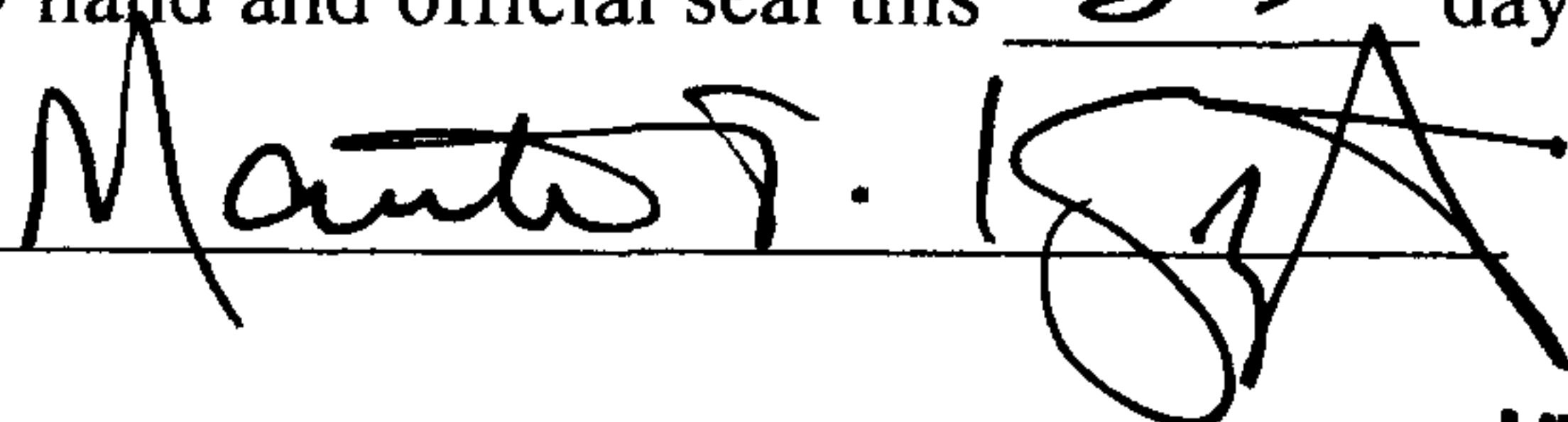
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county in said State hereby acknowledge that DENNIS SIMS, AS DESIGNATED CORPORATE REPRESENTATIVE OF J.D.S. HOMES, INC., whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledge before me on this the 25 day of AUGUST, 2004, that being informed of the contents of this instrument, he/she/they executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 25 day of AUGUST, 2004.

Notary Public



MY COMMISSION EXPIRES
MARCH 04 2007

