

SEND TAX NOTICE TO:

(Name) BRENDA E. KIRBY

(Address) 148 WINDSOR LANE  
PELHAM, AL 35124

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
(Address) PELHAM, AL 35124

Form 1-1-4 Rev. 8-78

CORPORATION FORM WARRANTY DEED-MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, AL

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SEVENTY FOUR THOUSAND AND NO/100 (\$274,000.00) DOLLARS,

to the undersigned grantor, HOMES PLUS, INC. a corporation.  
in hand paid by BRENDA E. KIRBY

the receipt of which is hereby acknowledged, the said  
HOMES PLUS, INC.  
does by these presents, grant, bargain, sell and convey unto the said  
BRENDA E. KIRBY

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 1309, according to the Amended Map of Weatherly, Wixford Forest,  
Sector 13, as recorded in Map Book 22 page 23 a & B in the Probate  
Office of Shelby County, Alabama; being situated in Shelby County,  
Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,  
limitations, if any, of record.

\$274,000.00 of the purchase price recited above was paid from mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD, To the said BRENDA E. KIRBY

heirs and assigns forever.

And said HOMES PLUS, INC.  
and assigns, covenant with said BRENDA E. KIRBY

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances 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

BRENDA E. KIRBY

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said HOMES PLUS, INC. by its

President, Donald E. Kirby

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 19th day of June, 19 98

ATTEST:

HOMES PLUS, INC.

By [Signature]  
DONALD E. KIRBY President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in  
said State, hereby certify that Donald E. Kirby  
whose name as President of Homes Plus, Inc.  
a corporation, 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 officer and with full authority,  
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 19th day of June, 19 98

[Signature]  
Notary Public

Inst # 1998-24290

06/30/1998-24290  
10:06 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE 9-50  
1001 MD