

This instrument was prepared by

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Form 1-1-1 Rev. 9-79 CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP. BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety Eight Thousand Three Hundred Fifty and no/100---- DOLLARS,

to the undersigned grantor, Homes Plus, Inc. a corporation,
in hand paid by Donna K. Phillips

the receipt of which is hereby acknowledged, the said
Homes Plus, Inc.
does by these presents, grant, bargain, sell and convey unto the said
Donna K. Phillips

the following described real estate, situated in Shelby County, Alabama:

Lot 25, according to the survey of Magnolia Parc, as recorded in Map Book 21, Page 155, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1999-28010

07/06/1999-28010
10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 9.50

TO HAVE AND TO HOLD, To the said Donna K. Phillips

heirs and assigns forever.

And said Homes Plus, Inc. does for itself, its successors
and assigns, covenant with said Donna K. Phillips

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 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
Donna K. Phillips

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

IN WITNESS WHEREOF, the said Homes Plus, Inc. by its
President, Don Kirby, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 1st day of July, 19 99

HOMES PLUS, INC.

ATTEST:

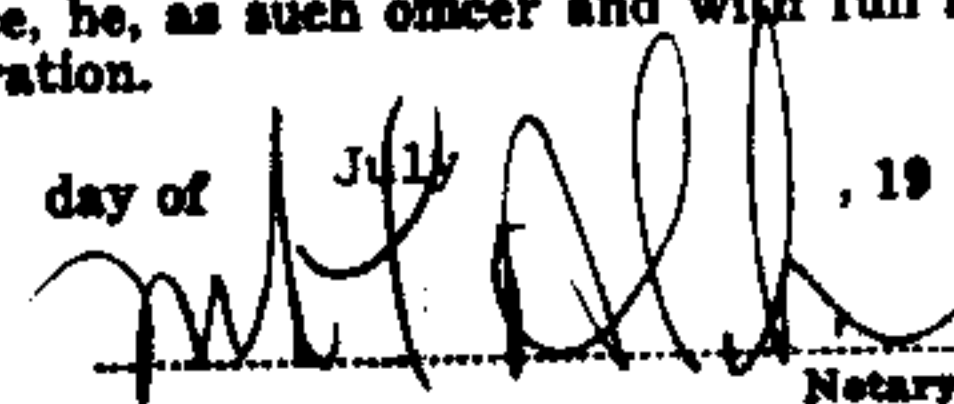
By  Don Kirby President

STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned authority a Notary Public in and for said County, in
said State, hereby certify that Don 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 1st day of July, 19 99.

My Commission Expires: 10/16/2000


Notary Public

MADE