20021029000532230 Pg 1/1 46.00
Shelby Cnty Judge of Probate,AL
10/29/2002 08:15:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:
Mike T. Atchison, Attorney at Law
P O Box 822
Columbiana, AL 35051

**SENT TAX NOTICE TO:**
Rodney Wooten
209 Briarwood Street
Columbiana, AL 35051

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA )**
**KNOW ALL MEN BY THESE PRESENTS,**
**COUNTY OF SHELBY )**

That in consideration of **ONE HUNDRED SEVENTY FOUR THOUSAND AND NO/100----------DOLLARS**, to the undersigned grantor, **HOMES/PLUS, INC.,** a corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain sell and convey unto **RODNEY B. WOOTEN AND TRACY D. WOOTEN,** (herein referred to as **GRANTEES**), 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, described as follows:

**Lot 48, according to the survey of Hidden Springs, 1st Sector, as recorded in Map Book 27, Page 69, in the Probate Office of Shelby County, Alabama.**
**Situated in Shelby County, Alabama.**

**Subject to taxes for 2003 and subsequent years, easements, restrictions and rights of way and permits of record.**

**$139,200.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.**

**TO HAVE AND TO HOLD,** To the said **GRANTEES** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEES**, their heirs and assigns, that 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 **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** the said **Grantor**, by its President, **Don Kirby**, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the 28th day of November, 2001.

**HOMES/PLUS, INC.**

**BY:** _____
Don Kirby, President

**STATE OF ALABAMA**
**SHELBY COUNTY**

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 25th day of October, 2002.

_____
Notary Public

My Commission Expires: 10/16/04