

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

SEND TAX NOTICE TO:

KirBru, LLC

P. O. Box 901

Alabaster, Alabama 35007

20030122000042680 Pg 1/1 38.00
Shelby Cnty Judge of Probate, AL
01/22/2003 15:53:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

200301220000426810 Pg 1/1 38.00
Shelby Cnty Judge of Probate, AL
01/22/2003 15:53:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-seven Thousand and no/100 Dollars (\$27,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Frank C. Ellis, III** and wife, **Tonya M. Ellis** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **KirBru, LLC** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 35, according to the Survey of Hidden Springs, 1st Addition, as recorded in Map Book 27, Page 69 in the Office of the Judge of Probate of Shelby County, Alabama.

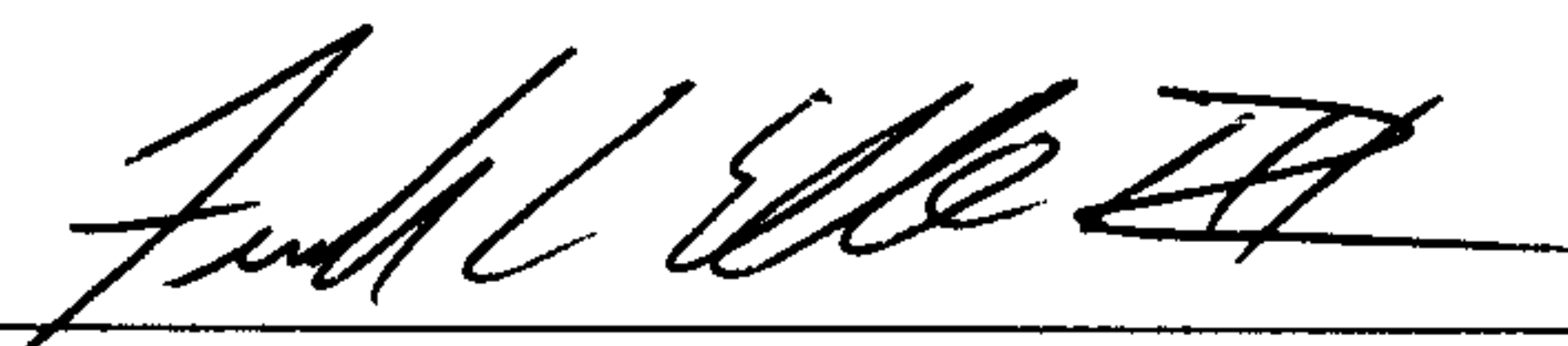
This conveyance and the warranties herein made are subject to the following:

- (1) Covenants and Restrictions and Declaration of Protective Covenants recorded in the Probate Office of Shelby County, Alabama, as Instrument No. 2000-34908.
- (2) Building setback lines, easements, and conditions as shown on plat of Hidden Springs, First Addition, recorded in Map Book 27, Page 69, Probate Office of Shelby County, Alabama.
- (3) Mineral and mining rights, if any, which might have been conveyed by any of Grantor's predecessors in title. Grantor conveys to Grantee any mineral and mining rights, if any, which Grantor owns.
- (4) Utility permits and easements for roads of record including, but not being limited to, right-of-way granted to South Central Bell by instrument recorded in Deed Book 261, Page 190 in the Probate Records of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, I (we) have hereunto set my hand(s) and seal(s), this 14th day of January, 2003.



Frank C. Ellis, III (SEAL)



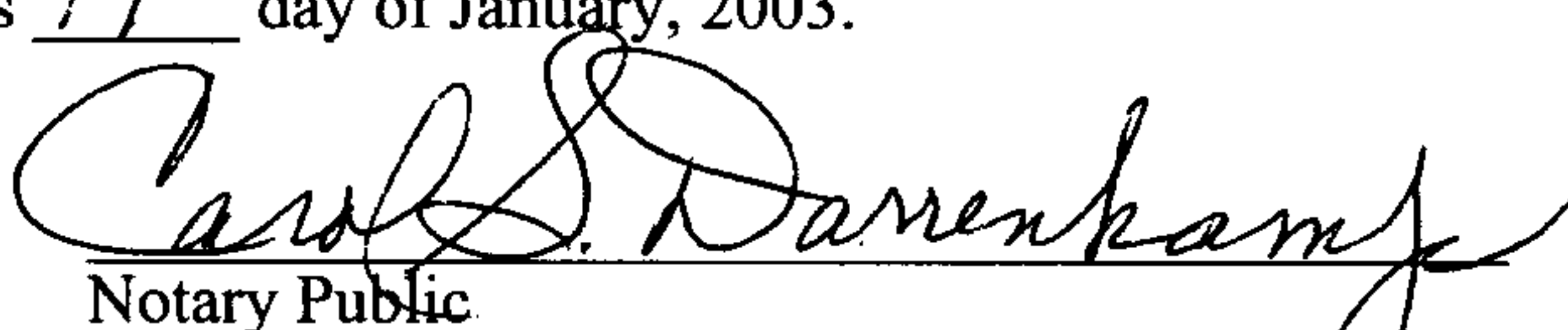
Tonya M. Ellis (SEAL)

STATE OF ALABAMA
SHELBY COUNTY


20030127000044930 Pg 1/1 38.00
Shelby Cnty Judge of Probate, AL
01/27/2003 08:37:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frank C. Ellis, III** and wife, **Tonya M. Ellis**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of January, 2003.



Notary Public