

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Jay O. Nesmith
1304 Hillsboro Lane
Helena, AL 35080



20030529000331710 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
05/29/2003 08:47:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **NINETY EIGHT THOUSAND and no/00 (\$98,000.00)**, to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Don Kirby, as President of Kirbru Construction, LLC** bargain, sell and convey unto, **Jay O. Nesmith**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

Lot 4, according to the map of Breckenridge Park First Addition, as recorded in Map Book 29, Page 91, in the Probate Office of Shelby County, Alabama.
Situating in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

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

\$98,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

This property constitutes no part of the household of the grantor, or of her spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of May, 2003.

Kirbru Construction, LLC

Don Kirby
As its 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, President of Kirbru Construction, LLC, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May, 2003

Notary Public

My Commission Expires: 10-16-04