

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

Send Tax Notice to:  
Diane Knight  
1303 Hillsboro Lane  
Helena, AL 35080

**WARRANTY DEED**



20030903000583860 Pg 1/1 30.50  
Shelby Cnty Judge of Probate, AL  
09/03/2003 09:13:00 FILED/CERTIFIED

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **NINETY SIX THOUSAND EIGHT HUNDRED TWENTY DOLLARS and NO/00 (\$96,820.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kirbru Construction, LLC** bargain, sell and convey unto, **Diane Knight** the following described real estate, situated in: Shelby County, Alabama, to-wit:

Lot 3, 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.  
Situated 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.

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

\$77,450.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

**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 29<sup>th</sup> day of August, 2003.

Kirbru Construction, LLC

Stan Bruce, as its Member

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stan Bruce for Kirbru Construction, LLC, as its Member 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of August, 2003.

  
Notary Public

My Commission Expires: 10-16-04