

This instrument was prepared by

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Form 1-1-4 Rev. 8-70

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 THREE THOUSAND FOUR HUNDRED AND NO/100----- DOLLARS,

to the undersigned grantor, PHOENIX 95 GROUP, INC.,
in hand paid by

DAVID A. BLANCHARD,

the receipt of which is hereby acknowledged, the said

PHOENIX 95 GROUP, INC.,

does by these presents, grant, bargain, sell and convey unto the said

DAVID A. BLANCHARD,

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

Lot 2, according to the Survey of Magnolia Parc, as recorded in Map Book 21,
Page 155, in the Probate Office of Shelby County, Alabama.

\$92,922.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of
way and permits of record.

Inst # 1997-16970

06/02/1997-16970
10:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 9.00

TO HAVE AND TO HOLD, To the said

DAVID A. BLANCHARD,

heirs and assigns forever.

And said PHOENIX 95 GROUP, INC.
and assigns, covenant with said DAVID A. BLANCHARD

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances 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

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

IN WITNESS WHEREOF, the said

President, Don Kirby

Phoenix 95, Group, Inc.

by its

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 30th day of May, 19 97.

PHOENIX 95 GROUP, INC.

ATTEST:

By Don Kirby, President

Secretary

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority
said State, hereby certify that Don Kirby
whose name as President of Phoenix 95 Group, 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.

a Notary Public in and for said County, in

Given under my hand and official seal, this the 30th day of May, 19 97.

My Commission Expires: 10/16/2000

Notary Public