

This instrument was prepared by

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(Name)

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Form 1-1-7 Rev. 8-79

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty Thousand and no/100-----

to the undersigned grantor, Phoenix 95 Group, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Wade A. Nielsen, a single man
Michele Knauss, a single woman
(herein referred to as GRANTEEES) 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

A part of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commence at the NW corner of said NE 1/4 of NW 1/4 of Section 26, and run South 1 degree 51 minutes East along West line a distance of 704.61 feet; thence turn an angle of 98 degrees 56 minutes to the left and run 210 feet; thence turn an angle of 98 degrees 56 minutes to right and run South 1 degree 51 minutes East, a distance of 260 feet to the point of beginning of the land herein described; thence continue in same direction a distance of 196.3 feet to North margin of West College Street; thence turn an angle of 99 degrees 10 minutes to the left and run along North margin of West College Street a distance of 100.35 feet to the SW corner of Whittemore lot; thence turn an angle of 85 degrees 22 minutes left and run Northerly along West boundary of said Whittemore lot a distance of 200.18 feet; thence turn an angle of 99 degrees 18 minutes left and run Westerly a distance of 86.67 feet to the point of beginning. Situated in Shelby County, Alabama.

All of the above recited purchase was paid from a purchase money mortgage recorded simultaneously herewith.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

12/17/1998-50401
02:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 9.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Treasurer
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of December 19 98

ATTEST:

PHOENIX 95 GROUP, INC.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority
State, hereby certify that Jeff D. Falkner
whose name as Treasurer 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,

Given under my hand and official seal, this the 16th day of December 19 98

My Commission Expires: 10/16/2000

Notary Public