

**SEND TAX NOTICES TO:**  
**PHOENIX 95 GROUP, INC.**  
**P.O. Box 1376**  
**Columbiana, Alabama, 35051**

Inst # 1996-19164

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY


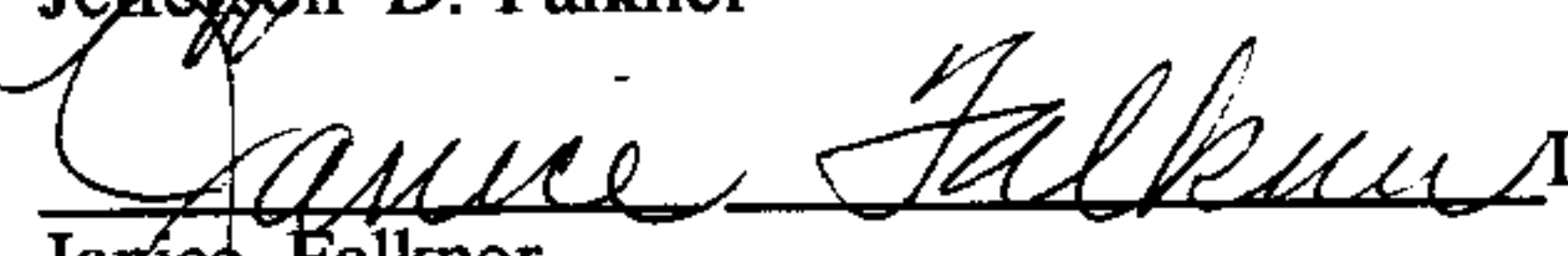
**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Thirty Thousand and 00/100 Dollars (\$30,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **JEFFERSON D. FALKNER** and wife **JANICE FALKNER**, (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **PHOENIX 95 GROUP, INC.** (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto and incorporated herein by this reference.

[The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

**TO HAVE AND TO HOLD** the described premises to Grantee, its successors and assigns forever.

**AND THE GRANTOR** does for itself, and its heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above or on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 11 day of June, 1996.

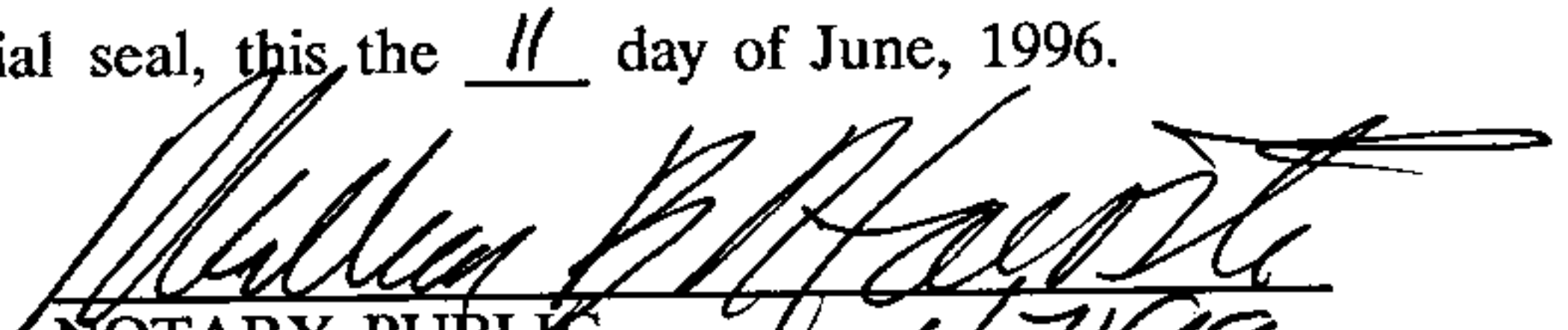
  
Jefferson D. Falkner L.S.  
  
Janice Falkner L.S.

[ACKNOWLEDGEMENT ON NEXT PAGE]

STATE OF ALABAMA   )  
JEFFERSON COUNTY   )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jefferson D. Falkner and Janice Falkner, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11 day of June, 1996.

  
NOTARY PUBLIC  
My Commission Expires: 6/7/99

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III  
Engel, Hairston, & Johanson P.C.  
P.O. Box 370027  
Birmingham, AL 35237  
(205) 328-4600

EXHIBIT "A"

TO

WARRANTY DEED  
NON FOREIGN AFFIDAVIT  
AFFIDAVIT AND AGREEMENT

Grantor: Jefferson D. Falkner and Janice Falkner  
Grantee: PHOENIX 95 GROUP, INC.

Commence at the Southwest corner of Section 25, Township 21 South, Range 1 West; thence run N 00°02'17" E along the West line of said section a distance of 432.86 feet; thence run S 89°41'20" E a distance 54.40 feet to the point of beginning; thence continue along last described course a distance of 1121.96 feet; thence run N 12°48'44" W a distance of 225.56 feet; thence run S 89°59'58" W a distance of 1143.20 feet to a point on the Easterly right of way line of Shelby County, Highway 47; thence run S 19°42'20" E a distance of 30.94 feet; thence run S 70°07'50" W a distance of 5.00 feet; thence run S 19°42'20" E a distance of 194.40 feet to the point of beginning.

SUBJECT TO:

- 1) 1996 taxes, a lien but not yet payable
- 2) Less and except any part of property lying within a right of way
- 3) Coal, oil, gas and other mineral interests in, to or under the land herein described which are not owned by Grantor

Inst # 1996-19164

ExA.ded 5/2/96 11:01am

06/13/1996-19164  
09:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MEL 14.50