

This instrument was prepared by

(Name) MIKE T. ATCHISON, ATTORNEY AT LAW

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Form 1-1-8 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 FIFTY SIX THOUSAND AND NO/100----- DOLLARS,

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

CANDACE ANGELILLO, A SINGLE WOMAN,

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

CANDACE ANGELILLO,

the following described real estate, situated in SHELBY

Lots 25 and 26, Block 2, according to the survey of Wilmont Gardens, as recorded in
Map Book 4, at Page 6, in the Probate Office of Shelby County, Alabama, being
situated in Shelby County, Alabama.

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

\$53,170.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

Inst # 1997-06559

03/03/1997-06559
03:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.50

TO HAVE AND TO HOLD, To the said CANDACE ANGELILLO,

heirs and assigns forever.

And said PHOENIX 95 GROUP, INC.,
and assigns, covenant with said
CANDACE ANGELILLO,

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 PHOENIX 95 GROUP, INC., by its
Treasurer ~~President~~, JEFF D. FALKNER, JR., , who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 28th day of February , 19 97

ATTEST:

PHOENIX 95 GROUP, INC.

Secretary

STATE OF ALABAMA

COUNTY OF SHELBY

By *Jeff D. Falkner, Jr.*
Jeff D. Falkner, Jr., Treasurer

I, the undersigned authority a Notary Public in and for said County, in
said State, hereby certify that Jeff D. Falkner, Jr.
whose name as Treasurer ~~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.

Given under my hand and official seal, this the 28th day of February , 19 97.

My Commission Expires: 10/16/2000

Mike T. Atchison
Notary Public

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